



GRASSROOTS
REALTY GROUP

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466 Ave E.
Rural Vulcan County, Alberta

MLS # A2217316

\$220,000



Division: NONE

Lot Size: 2.99 Acres

Lot Feat: -

By Town: Herronton

LLD: 25-19-26-W4

Zoning: AG

Water: Well

Sewer: -

Utilities: See Remarks

Discover the perfect canvas for your dream home on this 2.99-acre parcel nestled between the hamlet of Herronton and the town of Blackie. This prime acreage features a picturesque natural rolling hill—an ideal setting for a walkout or hillside bungalow, offering stunning views and peaceful prairie surroundings. A strong 10 GPM water well is already in place, ensuring a reliable water source for your future home or hobby farm. Power and natural gas utilities are at the property line—buyer is responsible for hookup. Don't miss this rare opportunity to own a slice of rural Alberta living!