



**GRASSROOTS**  
REALTY GROUP

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**11, 5341 Township Road 293 A**  
**Rural Mountain View County, Alberta**

**MLS # A2219854**



**\$289,900**

**Division:** NONE

**Lot Size:** 3.34 Acres

**Lot Feat:** Pie Shaped Lot

**By Town:** Cremona

**LLD:** 21-29-5-W5

**Zoning:** 11

**Water:** Well

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Discover acreage living with this exceptional 3.34-acre parcel nestled in the coveted Water Valley Heights. A rare gem, this is the final opportunity to claim your slice of serenity in this wonderful development. Situated just 2 miles from the charming Hamlet of Water Valley, this property invites you to embark on a journey of scenic beauty & tranquil living. With it's close proximity to the renowned Water Valley Golf Club enjoy a blend of leisure & luxury. Included is a drilled well, adding to its appeal and providing a valuable resource for your future dream home. The land unfolds with many beautiful locations for creating your perfect retreat. Embrace the freedom to buy now & build or build down the road, as there is no building commitment. Seize this moment to secure your foothold in Water Valley Heights and let your imagination run wild as you envision the possibilities that await on this distinctive canvas of nature.