



GRASSROOTS
REALTY GROUP

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**Lot 8 on 31B and RR 242
Rural Cardston County, Alberta**

MLS # A2224174



\$89,000

Division: NONE

Lot Size: 3.60 Acres

Lot Feat: -

By Town: Cardston

LLD: 10-3-24-W4

Zoning: CR

Water: None

Sewer: -

Utilities: -

Looking for your own slice of heaven? This stunning acreage nestled between Spring Coulee and Cardston offers the perfect retreat from the hustle and bustle of city life! Whether you're dreaming of building your family home, in need of extra pastureland, or looking for a spot to enjoy weekend getaways, this property is full of potential. With sweeping prairie views and a close proximity to the majestic Rocky Mountains, you'll enjoy peace, privacy, and endless skies. Only 45 minutes from the city of Lethbridge, yet a world away in serenity. Outdoor enthusiasts will love being near Waterton Lakes National Park, with quick access to fishing, hunting, and countless recreational opportunities! The dug out on this lot is a fantastic feature as it is the only open water on the block! It would be fantastic for watering horses or other animals, irrigating the land, or just turning into a landscaped water feature! If you're looking for tranquility, beauty, and opportunity all in one, this is it. Call your REALTOR® and go take a look today!