



**GRASSROOTS**  
REALTY GROUP

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**Lot 2 1st Street E  
Faust, Alberta**

**MLS # A2225211**



**\$47,900**

**Division:** NONE

**Lot Size:** 0.23 Acre

**Lot Feat:** Cleared, Few Trees, Gentle Sloping, Landscaped, Lawn, Low Maintenance

**By Town:** -

**LLD:** 9-73-11-W5

**Zoning:** Residential

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

Looking for an affordable residential lot with all services or perhaps a vacation property near the lake. This massive 10,000 sq. ft lot near the downtown area of the hamlet of Faust is on the market; next to the Fire Hall, close to the park, ball diamonds, store and marina. It is fully landscaped with all grass, ready to build or move a home onto. All services are at the front of the lot. The lot is in a great location with paved municipal road and sidewalks on the frontage. The hamlet of Faust is halfway between Slave Lake and High Prairie, it is known for its deep water marina, great fishing, abundance of campgrounds and a quiet peaceful atmosphere; with all the necessary amenities nearby. Certainly a great opportunity at a great price!!