



**GRASSROOTS**  
REALTY GROUP

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**ON, 234 Range Road  
North Star, Alberta**

**MLS # A2226635**



**\$34,500**

**Division:** NONE

**Lot Size:** 3.31 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Hamlet

**Water:** -

**Sewer:** -

**Utilities:** -

This beautifully secluded 3.31-acre property is nestled among trees with a creek forming the boundary on the north and east sides. Located just on the edge of the Hamlet of North Star, the land offers a peaceful rural setting with the convenience of nearby amenities. The acreage is ready for your dream home or modular/mobile setup, with power, natural gas, and water co-op services running close to the property line. Access is easy via the old North Star Road, which leads to an established entry point and a partially cleared yard site. A small portion of the property lies across the creek, just west of the old elevator &ndash; adding character and potential for future use. Whether you're looking to build, settle, or invest, this unique piece of land is well worth a look!