



**GRASSROOTS**  
REALTY GROUP

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**Lot 9 Heritage Ranch**  
**Rural Cardston County, Alberta**

**MLS # A2228749**



**\$169,900**

<b>Division:</b>	NONE
<b>Lot Size:</b>	2.99 Acres
<b>Lot Feat:</b>	Brush, Many Trees, Meadow, Native Plants, Open Lot, Secluded
<b>By Town:</b>	Cardston
<b>LLD:</b>	9-1-27-W4
<b>Zoning:</b>	Grouped Country Residenti
<b>Water:</b>	None
<b>Sewer:</b>	-
<b>Utilities:</b>	None

Peace and tranquility can be found here at Heritage Ranch! A true nature lover's dream featuring stunning views of Chief Mountain and in close proximity to Police Lake/Rainbow Trout Fishing (15 minutes), Waterton Park, the US border (Duck Lake, St Mary Lake) and the Going-to-the-Sun Road... a day trip adventure awaits at any moment! The floral scent of the clean mountain air is absolutely intoxicating and you will be awed by the sounds and movement of the wildlife around you. A perfect location to place your RV and "get away from it all" or perhaps take it a step further and build an off grid tiny home or log cabin. ADDED BONUS - Several owners in this subdivision have committed to bringing natural gas to their lots and this is one of them! If the service is not in place prior to the new owner taking possession, the Seller will credit the Buyer for this cost. Please ask your Realtor for more details! Dare to dream and call your favorite REALTOR® today for more details!