



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**144, 27111 597 Highway**  
**Rural Lacombe County, Alberta**

**MLS # A2229963**



**\$180,000**

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**Division:** Burbank Heights

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**Lot Size:** 1.25 Acres

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**Lot Feat:** -

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**By Town:** Blackfalds

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**LLD:** 24-39-27-W4

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**Zoning:** CRE

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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Welcome to your dream location! Only 4 of these 1.25-acre lots remain, nestled alongside the serene ambiance of the Red Deer and Blindman Rivers. Discover the perfect escape enveloped by nature just minutes from Red Deer and Blackfalds! Build your dream home in the perfect location, with the builder of your choice. Take this opportunity to pick everything out for your ideal home, from the floor plan to the finishes and fixtures. Explore the nature trails surrounding the subdivision, savor the fresh air and enjoy the open space all around. A playground is just a few steps away from your doorstep, the perfect spot for kids to run and play and enjoy getting back to nature. With such a small community, you can get to know your neighbours and feel comfortable and secure in your new home. Convenience is key, with a quick commute to Red Deer, Blackfalds, or Lacombe, giving you the benefit of life on an acreage without the long drive to town. Seller is offering financing &ndash; on approved credit.