



GRASSROOTS
REALTY GROUP

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5108 53 Street
Wandering River, Alberta

MLS # A2236627



\$55,000

Division: Wandering River

Lot Size: 0.22 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: LDR

Water: -

Sewer: -

Utilities: -

Welcome to an exceptional opportunity in the heart of the peaceful hamlet of Wandering River. This 9,121 sq ft vacant lot offers a rare chance to start fresh with a builder's blank canvas—ideal for a manufactured home or a custom-built residence designed to your exact needs. Set in a tidy and established neighborhood, this fully serviced lot is ready to go. Water and sewer lines are already on site, and power is easily accessible with lines adjacent to the property. Even better, a gas line will be re-installed at no additional cost to the buyer, making for a truly turnkey build site. Wandering River is a charming, close-knit community known for its friendly atmosphere and small-town lifestyle. With schools, shops, and recreation nearby, you'll enjoy both tranquility and convenience in one location. Whether you're looking to build your first home, downsize, or invest in a growing area, this property is priced to sell and won't last long. Take advantage of this affordable opportunity and secure your spot in one of Alberta's hidden gems.