



**GRASSROOTS**  
REALTY GROUP

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**22 Susquehanna Avenue  
Rural Cardston County, Alberta**

**MLS # A2240068**



**\$79,000**

**Division:** NONE

**Lot Size:** 3.16 Acres

**Lot Feat:** -

**By Town:** Cardston

**LLD:** -

**Zoning:** GCR

**Water:** None

**Sewer:** -

**Utilities:** -

Room to Dream! A beautiful 3.16-acre parcel offering the best of Southern Alberta's natural charm. With its gently rolling land and long western viewlines, this property is perfectly positioned for spectacular sunsets and tranquil country living. Whether you're looking to build your forever home or create a peaceful Airbnb retreat, this lot offers the space and setting to bring your vision to life. Located just 5 minutes from the town of Cardston, you'll enjoy the quiet of rural life without giving up convenience. Electricity and natural gas are nearby, ready to be brought into the lot, and you have the option of digging a well or hauling water. The area is known for its wide open skies, mountain views. With Waterton Lakes National Park just 30 minutes away, and the sandy Wally's beach at St. Mary's Reservoir only a short drive, this property gives you the perfect blend of serenity, adventure, and potential. Call your favourite REALTOR® today to learn more!