



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2240359**



**\$79,000**

**Division:** NONE

**Lot Size:** 3.10 Acres

**Lot Feat:** -

**By Town:** Cardston

**LLD:** 36-3-25-W4

**Zoning:** GCR

**Water:** None

**Sewer:** -

**Utilities:** -

Your Paradise Awaits! With over 3.1 acres of beautifully balanced land, this lot offers the rare combination of size, shape, and scenic surroundings. This square-shaped lot is ideal for designing a home with maximum exposure to natural light and surrounding views. Whether you're envisioning a peaceful country residence or a welcoming Airbnb retreat, this land provides the perfect canvas. Located just minutes from town, with power and gas nearby, and water available via hauling or drilling, everything you need is within reach. From sunrise coffees on your future porch to weekend trips to Waterton or the sandy shores of St. Mary's, this is a location that encourages connection with both nature and community. Call your favourite REALTOR® and come take a look!