



GRASSROOTS
REALTY GROUP

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10 French Avenue
Rural Cardston County, Alberta

MLS # A2240393



\$79,000

Division: NONE

Lot Size: 3.19 Acres

Lot Feat: -

By Town: Cardston

LLD: 36-3-25-W4

Zoning: GCR

Water: None

Sewer: -

Utilities: -

A Slice of Southern Alberta Serenity! This lot is one of the larger and most desirable lots in this peaceful country subdivision. Offering just over 3.2 acres, its wide, nearly square shape makes it ideal for a variety of home designs, including those with wraparound porches, barns, or guest suites — even a stylish country Airbnb with room to grow. Located only 5 minutes from the amenities of Cardston, and a short drive to both Waterton Park and St. Mary's Reservoir, this property is perfectly placed for year-round enjoyment. Utilities are close by, water access is flexible, and the quiet setting provides the kind of stillness and space many people only dream of. Call your favourite REALTOR® today and come for a drive! You don't want to miss this opportunity!