



GRASSROOTS
REALTY GROUP

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**10 Susquehanna Street
Rural Cardston County, Alberta**

MLS # A2240450



\$99,000

Division: NONE

Lot Size: 4.34 Acres

Lot Feat: -

By Town: Cardston

LLD: 36-3-25-W4

Zoning: GCR

Water: None

Sewer: -

Utilities: -

Full of space and potential! This scenic 4-acre corner lot offers the perfect setting to build your dream home in the peace and quiet of Southern Alberta. Located just 5 minutes from the town of Cardston, this property features open, flat terrain with breathtaking mountain views. With natural gas and power nearby, you'll have the flexibility to develop the property to suit your needs. Water options include hauling or the potential to drill a well. Surrounded by rolling fields and wide-open skies, this is a rare opportunity to enjoy country living with all the conveniences of town just minutes away. Enjoy weekends at the sandy beach at St. Mary's Reservoir or head to Waterton Lakes National Park, just a 30-minute drive from your doorstep. Whether you're looking for space to grow or a quiet place to settle down, this beautiful acreage offers endless possibilities in a stunning setting. Call your favourite REALTOR® today and don't miss out!