



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**12 Heritage Ranch Road
Rural Cardston County, Alberta**

MLS # A2248048



\$250,000

Division: NONE

Lot Size: 5.38 Acres

Lot Feat: -

By Town: Beazer

LLD: 9-1-27-W4

Zoning: GCR

Water: None

Sewer: -

Utilities: Natural Gas

Discover your own private retreat with this exceptional property surrounded by mature trees and framed by stunning mountain views. Located near the peaceful waters of Lee Creek, this parcel offers the perfect setting for those who love the outdoors. Imagine mornings filled with fresh mountain air, afternoons exploring the woods, and evenings under a star-filled sky. Whether you envision a secluded camping getaway or a cozy cabin tucked among the trees, this land provides endless opportunities to relax and recharge in nature. Power is coming to the edge of the development, offering flexibility as you plan your retreat. An established HOA ensures the community is well-maintained, with fees primarily supporting road upkeep, along with accounting, board activities, and potential future amenities. With convenient access yet a true sense of seclusion, this property offers the rare opportunity to own a piece of nature's beauty, an ideal escape for those seeking peace, privacy, and timeless mountain scenery. Many have successfully drilled wells and natural gas will be available this fall and can be brought to the property line at the buyer's expense, approximate cost \$7,500 + GST. Contact your favourite REALTOR® today!