



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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**256 Briar Road**  
**Rural Lacombe County, Alberta**

**MLS # A2249512**



**\$299,900**

**Division:** Burbank

**Lot Size:** 3.06 Acres

**Lot Feat:** Few Trees, Gentle Sloping, Meadow, Rolling Slope

**By Town:** Blackfalds

**LLD:** 19-39-26-W4

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

Very Rare 3.06 Acres in one of Central Alberta's Premier Acreage Communities. Zoned CR and over 3 acres, you are allowed to have up to 2 Large Animals. Located on Pavement right to the acreage and very close the mouth of the Blindman River and Red Deer River, giving you a Private and Tranquil Setting to Build your Dream Home. 5 Minutes to Blackfalds and less than 10 minutes to the North Side of Red Deer. This Blank Canvas is just waiting for you to "Paint Your Masterpiece".