



GRASSROOTS
REALTY GROUP

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**220 Centre Avenue
Leavitt, Alberta**

MLS # A2267636



\$220,000

Division: NONE

Lot Size: 4.01 Acres

Lot Feat: -

By Town: -

LLD: 31-2-26-W4

Zoning: Hamlet H

Water: -

Sewer: -

Utilities: -

Imagine waking up to peaceful country mornings and breathtaking views of the Rocky Mountains! This rolling 4 acre parcel in the quiet community of Leavitt offers the perfect blend of tranquility and convenience complete with a well, a pond, and utilities at the property line. At one time, the pond was a dugout, and the feeder pipe line comes off the irrigation canal and is used by the Irrigation District to fill neighbouring dugouts. Filling the pond should not be a problem for year round use. Part of this acreage is on a hill providing the opportunity to design your ideal home complete with a walkout basement! One could even put in a completely earth covered underground home or shelter! Looking for a hobby farm? Family retreat? A place to build a huge shop? There's so much potential here and you'll have room to breathe and enjoy the simple beauty of rural living. Located just minutes from Cardston and less than a half hour from the gorgeous Waterton Lakes National Park. This property gives you easy access to some of southern Alberta's most stunning scenery, hiking trails, and outdoor adventures. Whether you're seeking a peaceful lifestyle surrounded by mountains, or looking to invest in a growing rural community, this Leavitt acreage offers endless opportunity to turn your dreams into reality. Call your favourite REALTOR® and take a drive to view now!