



**202 Royal Oak Lane  
Rural Vulcan County, Alberta**

**MLS # A2272552**



**\$107,900**

**Division:** Little Bow Resort

**Lot Size:** 0.36 Acre

**Lot Feat:** Cul-De-Sac, Gentle Sloping, Interior Lot, Lake, See Remarks

**By Town:** Champion

**LLD:** 5-15-21-W4

**Zoning:** Rural Recreational

**Water:** Public

**Sewer:** -

**Utilities:** -

Large Lot top the hill in Vista Heights in EXCLUSIVE Little Bow Resort! On Lake 1.5 hours out of Calgary and 1 hour out of Lethbridge. Build your dream home on this large 1/3 of an acre lot with spectacular views. Little Bow's clean Reservoir is over 21 Km long with unlimited options to explore, perfect for all water sports, including boating from the private marina, swimming, private sandy beaches, fishing, and in the winter is skating, sledding, ice fishing, and fun on the ice, off-road trails, community activities, fireworks, fishing, derbies, barbeques. Stunning sunsets, northern lights. Walk-out home possible, lot access from the front and back. Full services include electricity, gas, water and sewer to building site, water treatment plant (no septic needed), and garbage removal. Excellent cell coverage and high-speed internet are available. On site refueling for water craft. Secure storage. No building time restrictions; there is RV parking & storage so you can enjoy paradise right away and share it with your guests. Maintenance Supervisor on site year-round. Great Investment for future development. Video Available.