



GRASSROOTS
REALTY GROUP

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**261 Fleming Drive
Hinton, Alberta**

MLS # A2277975



\$1,400,000

Division: Thompson Lake

Lot Size: 17.40 Acres

Lot Feat: Brush, Cleared, Irregular Lot, Level, Treed

By Town: -

LLD: -

Zoning: I-GEN

Water: Public

Sewer: Public Sewer

Utilities: Electricity, Water At Lot Line, Natural Gas, Sewer, Water

17.4 acres of serviced land along Highway 16. This piece of property offers immediate exposure and great access to the community's main traffic corridor with nearly 1000 feet of highway frontage. Potential for subdivision exists - an engineer's drawing showing the property split into 4 parcels is available. Off-site levies are paid and municipal water and sewer services are stubbed at the property line, this land is ready for development.