



**GRASSROOTS**  
REALTY GROUP

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**104 JANKE Lane**  
**Saprae Creek, Alberta**

**MLS # A2283179**



**\$199,000**

**Division:** Saprae Creek Estates

**Lot Size:** 2.03 Acres

**Lot Feat:** Corner Lot, Many Trees, Near Ski Hill, Private, See Remarks

**By Town:** -

**LLD:** -

**Zoning:** SE

**Water:** -

**Sewer:** -

**Utilities:** -

RARE OPPORTUNITY TO OWN THIS SPECIAL PIECE OF PROPERTY LOCATED IN SAPRAE CREEK ESTATES 2 ACRES SURROUNDED BY TREES AND ON A CORNER LOT. This acreage offers peace and serenity and sunlight from sunrise to sunset. The sellers have invested into clearing the land and bringing it to grade level to be ready to build on. What a dream home you could build on this land. Owner has plans completed and could be included. Saprae This location is made for those who love the outdoors and being able to escape on their quad or skidoo from their own yard. In addition, Saprae Creek estate offers Vista Ridge ski hill, and golf course and more. Call today for more information and to have your private tour and walk this very special piece of property. RMWB SEWER AND WATER IS AVAILABLE TO SET UP WHEN YOU BUILD YOUR DREAM HOME.