



GRASSROOTS
REALTY GROUP

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2 FRENCH Avenue
Rural Cardston County, Alberta

MLS # A2286928



\$79,000

Division: NONE

Lot Size: 3.03 Acres

Lot Feat: -

By Town: Cardston

LLD: 36-3-25-W4

Zoning: GCR

Water: None

Sewer: -

Utilities: -

Here's your opportunity to own a beautiful piece of Southern Alberta just minutes from Cardston and also everyone's favourite BEACH! Enjoy added peace of mind knowing the land has been professionally surveyed, fenced, and features an established driveway approach, saving you time and upfront costs. This property offers the perfect balance of peaceful country living with convenient access to local amenities. Wake up to stunning mountain views and wide-open prairie skies. Just a short drive to Waterton Lakes National Park and close to St. Mary Reservoir and Wally's beach, this location is ideal for outdoor enthusiasts who love waking up to mountain views. Whether you're dreaming of building your forever home, starting a small hobby farm, or simply creating a quiet retreat away from the busyness of life, this property offers space, tranquility, and incredible views in every direction. The sale includes a 90's 5th wheel RV camper, for temporary living while you build your dream home, and an animal cage, making it easy to start enjoying the property right away. If you've been waiting for the right piece of land in a truly special location, this may be it. Call your favourite REALTOR today to view!