



GRASSROOTS
REALTY GROUP

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**17, 28124 Township Road 412
Rural Lacombe County, Alberta**

MLS # A2289186



\$170,000

Division: Wilson's Beach Estates

Lot Size: 0.76 Acre

Lot Feat: Private

By Town: Bentley

LLD: 14-41-28-W4

Zoning: R- RLA

Water: Co-operative

Sewer: -

Utilities: -

Premiere community and location in Central Alberta! Perfect spot to build your desired property on a 0.76 acre Estate lot! This community is close to Gull Lake on the Southeast side, treed for privacy, and environmentally friendly. There is an environmental reserve nearby & activity-packed playground in Anderson park, an underrated gem that is perfect for families of all ages. The Wilson's Beach Estates & Lacombe County integrated trail system is an awesome amenity allowing residents to take full advantage of the paved paths, access all of the community and surrounding area easily. Only a 5 min walk to Gull Lake makes activities such as boating, camping, fishing, swimming, and skating a daily possibility! The developers & current residents have been working hard to provide an amazing community atmosphere and look forward to sharing the experience with new owners.