

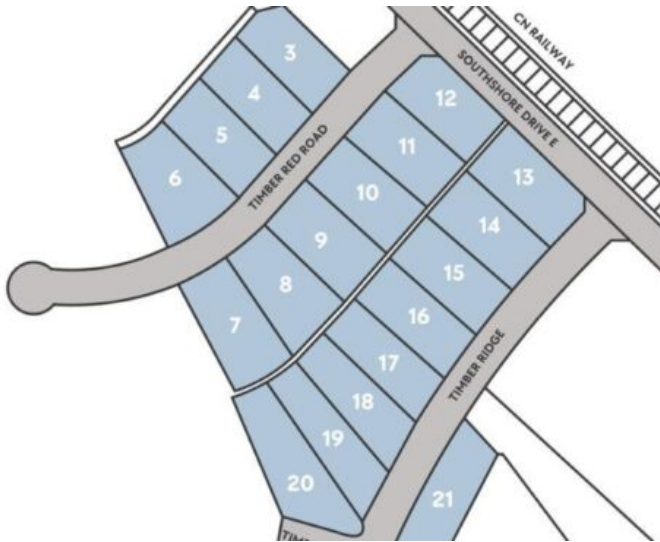


**GRASSROOTS**  
REALTY GROUP

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## Lot 15 Timber Ridge Road Wagner, Alberta

**MLS # A2296907**



**\$89,900**

|            |                                                                            |
|------------|----------------------------------------------------------------------------|
| Division:  | NONE                                                                       |
| Lot Size:  | 1.09 Acres                                                                 |
| Lot Feat:  | -                                                                          |
| By Town:   | -                                                                          |
| LLD:       | -                                                                          |
| Zoning:    | 103 Residential-Vacant                                                     |
| Water:     | -                                                                          |
| Sewer:     | -                                                                          |
| Utilities: | Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer |

These 1-acre lots offer the perfect opportunity to build your dream home. Located just 15 minutes from town, you'll enjoy the peace and privacy of country living while still having easy access to local amenities. The property is ideally situated near a beautiful lake, providing fantastic opportunities for boating and fishing right at your doorstep. Utilities are already available at the property line, making it easy to start your project and build the home you've always wanted.