



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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**35 Chonkolay Drive  
High Level, Alberta**

**MLS # A1047094**



**\$60,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	0.41 Acre
<b>Lot Feat:</b>	Cleared, Corner Lot, Pie Shaped Lot, Street Lighting
<b>By Town:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	Residential
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Utilities:</b>	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

There is something very enticing about this particular lot. While you have more than enough room to build your 1600+ sq.ft. home on it,,, why not look at purchasing the one right next to it as well and have close to 1 acre where you will have the opportunity of developing an absolutely spectacular yard site. Located within walking distance of the hospital (as you can see in the background of the pic, as well as walking distance to Tim Horton's & shopping? This really is the perfect location.