



**GRASSROOTS**  
REALTY GROUP

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**Lot 12, 420054 Range Road 283  
Rimbey, Alberta**

**MLS # A1228400**



**\$125,000**

**Division:** NONE

**Lot Size:** 2.87 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 4-42-28-W4

**Zoning:** CRA

**Water:** -

**Sewer:** -

**Utilities:** -

Visit REALTOR website for additional information. Lot 12 — 2.87 acres. Lot 12 has approximately 75 mature trees planted on it. There is walk-out potential and panoramic views are mostly to the East and South. Now you can have that large garden and yard you've always wanted, or add more trees and delight in the private bird sanctuary you create. The community perimeter is fenced. Also, Lot 12 has one property line fenced and its gravelled approach is extra wide. Most of the surrounding County roads as well as the internal subdivision road are hard surfaced. Underground power, gas and telephone are provided to property lines. Restrictive Covenants are registered on title to protect you and your investment. Enjoy convenient country living in Meadowbrook Views, a beautiful 16 lot community located minutes from the NE shores of Gull Lake, just 20 mins from Lacombe, Ponoka and Rimbey, 35 mins from Red Deer, 1.25 hrs from Edmonton and 2 hrs from Calgary. Enjoy recreational opportunities for all ages including swimming, fishing, boating, water sports and snowmobiling on the largest Lake in Central Alberta. Two public beaches with playgrounds, washrooms and beach volleyball as well as public walking trails and a public boat launch are within a 5 minute drive, and its just 15 minutes to the well known Aspen Beach Provincial Park. Golfers can enjoy 5 courses within a 20 minute drive. Theres lots of wildlife to see, including many varieties of songbirds, waterfowl, deer and moose.