



**GRASSROOTS**  
REALTY GROUP

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**206 FOX STONE Place**  
**Rural Clearwater County, Alberta**

**MLS # A2001791**



**\$130,500**

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**Division:** Rural Clearwater County

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**Lot Size:** 2.90 Acres

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**Lot Feat:** -

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**By Town:** Rocky Mountain House

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**LLD:** 23-39-8-W5

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**Zoning:** CR

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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INTRODUCING FOX RIDGE ESTATES! - 206 FOX STONE PL. (Plan 2221345 BLK 2 LOT 38) 2.9 Acres - Located west of Rocky Mountain House just off Old HWY 11A an easy 8-minute commute from town limits. Services (power, gas) are at the property line, and private well and septic systems are to be installed by the purchaser. Zoned COUNTRY RESIDENCE DISTRICT "CR", with no building timeframes, (not intended for recreational use). Adjacent with the Ferrier community with amenities such as a community hall, outdoor rink, basketball court and playground. Close proximity to the North Saskatchewan River, Pine Hills Golf Course & Crimson / Twin Lakes. The location of this subdivision offers a perfect retreat from the hustle and bustle with amenities of town only minutes away. AWAITING YOUR DREAM HOME!