



**GRASSROOTS**  
REALTY GROUP

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**25, 28124 Township Road 412  
Rural Lacombe County, Alberta**

**MLS # A2023742**



**\$165,000**

**Division:** Wilson's Beach Estates

**Lot Size:** 0.75 Acre

**Lot Feat:** Private

**By Town:** Bentley

**LLD:** 14-41-28-W4

**Zoning:** R- RLA

**Water:** -

**Sewer:** -

**Utilities:** -

Premiere community and location in Central Alberta! Perfect spot to build your desired property on a 0.75 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. These are just a few of the details to be shared, there is more information regarding building sites, architectural guidelines, utilities and more available! Please contact the listing agent for more info and pricing!