



GRASSROOTS
REALTY GROUP

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**5404 Spruce Avenue
Wandering River, Alberta**

MLS # A2077900



\$45,800

Division: NONE

Lot Size: 0.18 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Hamlet Residential

Water: -

Sewer: -

Utilities: -

Rare treed lot in Wandering River - an easy walk to Wandering River School, and easy access to Highway 63. Amenities, recreation, shops, restaurants nearby - and golfing only 5 minutes down the road. Services are right to the lot for simple hookup. Enjoy building your dreams on this quiet cul-de-sac, in the family-friendly hamlet of Wandering River.