



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5404 Spruce Avenue  
Wandering River, Alberta**

**MLS # A2077900**



**\$45,800**

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**Division:** NONE

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**Lot Size:** 0.18 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** Hamlet Residential

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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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.