



GRASSROOTS
REALTY GROUP

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**5201 Westview Drive
Rimbey, Alberta**

MLS # A2112229



\$99,900

Division: NONE

Lot Size: 0.99 Acre

Lot Feat: Few Trees

By Town: -

LLD: -

Zoning: RE

Water: Public

Sewer: Public Sewer

Utilities: Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

Dreaming of building a beautiful home with a **HUGE SHOP & RV parking** on pavement & **TOWN SERVICES**? This awesome acreage backs south onto trees...with a **VIEW** of the countryside! **BONUS:** Water & sewer are connected to the Town of Rimbey services! Power, gas & phone line to the property line. All grass, a small row of spruce trees on each side of the property & an approach for access. Original plan was to build a ground level suite attached to the shop. So many options in Evergreen Estates! This acreage offers the best of both worlds, conveniently located near all amenities: schools (K-12), restaurants, shopping, hospital, parks, aquatic centre, community center with hockey & curling rink, all sports fields, rodeo grounds & indoor arena, the raceway, camping & lakes nearby! Easy access to Hwy 53, 20 & QE2! Make your dream a reality!