



GRASSROOTS
REALTY GROUP

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TWP RD 4-0
Rural Cardston County, Alberta

MLS # A2125729



\$899,000

Division:	NONE
Lot Size:	46.38 Acres
Lot Feat:	Creek/River/Stream/Pond, Irregular Lot, Many Trees, Meadow, Native P
By Town:	Hill Spring
LLD:	34-3-28-W4
Zoning:	A
Water:	Well
Sewer:	-
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line

Check out this private 46.38-acre parcel for sale on the pristine waters of the Waterton River upstream of the Waterton Reservoir in the County of Cardston. If serene and peaceful living, stunning Rocky Mountain views and your own stretch of Waterton River frontage sound appealing, this property is for you! This sheltered property is a haven for wildlife on nature's highway, the Waterton River. This combination of meadow and forested acreage offers numerous ideal building sites. A bored well has been developed on the property and would provide abundant water for domestic use. This parcel provides plenty of room to develop a petite ranch, hobby farm or recreational get-away and family retreat. A short 5-minute drive to the paved Highway 800, south of Hill Spring, AB. A 20-minute drive gets you to the boundary of Waterton National Park or half an hour hop and you are at Chief Mountain border crossing into Montana, USA. Some development restrictions apply to this parcel. No R/V park or commercial development is allowed on this parcel as per the Registered Restrictive Covenant. Check out this rare property on the cold, clear waters of this legendary river, the WATERTON RIVER in SW Alberta.