



GRASSROOTS
REALTY GROUP

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

**23 2 Street
Lundbreck, Alberta**

MLS # A2132975



\$77,500

Division: NONE

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

With all the beauty of the BC Rockies a short drive away, here's an opportunity to build your life while leveraging all the fiscal and affordable advantages of Alberta! Lundbreck is best known for the spectacular waterfalls but should be acknowledged as the gateway to the best part of the Rockies. Castle Mountain, Fernie, and Kimberley ski resorts are an easy day trip for your winter ski/snowboard needs. While the world class fishing, hunting, hiking, and cycling will keep you occupied during the shoulder seasons. The summer will leave you with some of the best camping you'll find anywhere in the world, and for beach time there's dozens of lakes to take advantage of with the spectacular Lake Koochanusa and Baynes Lake being just a couple of our favourites. This lot is located directly across the street from Livingstone School which is an extremely sought-after school thanks to the Livingston Ski Academy where your grade 4-12 student will get an education in the classroom as well as on the slopes of Castle Mountain, which is only 35 minutes away. We've attached the LSA brochure to the listing supplements to help provide more information. The opportunity to get away from the city and own the land you live on in this incredible area doesn't come around all the time. Don't hesitate to take the 1.5-hour drive from Calgary or the 1-hour drive from Lethbridge to see what this place is all about. We're excited to help find the next owner turn this into a creative solution that will combat some of the world's most curious problems. There is no timeline to build, and the only restrictions are no mobile homes will be permitted on this lot. Please don't hesitate to reach out with any questions, we're here to help!