



**GRASSROOTS**  
REALTY GROUP

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**114 Whitetail Place**  
**Shaughnessy, Alberta**

**MLS # A2140112**



**\$230,000**

**Division:** NONE

**Lot Size:** 1.14 Acres

**Lot Feat:** -

**By Town:** Picture Butte

**LLD:** -

**Zoning:** Residential

**Water:** Cistern

**Sewer:** Engineered Septic

**Utilities:** Electricity, Natural Gas, Sewer, Water

Want to live at the end of a cul-de-sac in a high-end neighborhood? Want to live in the peacefulness of the country? With this property, you get both!!! Not only that&hellip; all of the hard work has been done. The gas and electricity go right to the property! A dual tank septic and cistern are perfectly located. A re-enforced circular driveway allows for lots of visitors. It isn&rsquo;t very often where you find a vacant lot that is beautifully landscaped! There are mature trees lining the property and manicured lawns &ndash; that have underground sprinklers to keep them green. An insulated shed &ndash; your read correctly &ndash; insulated! and matching doghouse. This property has it all! All you have to do is build your dream home and enjoy! Get in touch today and start building!