



**GRASSROOTS**  
REALTY GROUP

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**Pt SW 31-43-4-W4**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2174618**



**\$99,900**

**Division:** NONE

**Lot Size:** 3.66 Acres

**Lot Feat:** -

**By Town:** Edgerton

**LLD:** 31-43-4-W4

**Zoning:** ACR

**Water:** -

**Sewer:** -

**Utilities:** -

Seeking acreage land to build your perfect dream home? Does the ability to overlook a lake appeal to you? Want to be able to have storage while you build? Then look no further! This parcel of land is 3.66 acres in size, overlooks Arm Lake, and has a cold storage shed on property. Imagine coming home to peace and tranquility as you've built your perfect home to overlook the lake and to witness beautiful sunsets! And with the cold storage shed, you have plenty of room to store all your tools/recreational vehicles/automobiles or you can convert it to a year round workshop. Whatever your dream is, this may be the perfect place to live it! (Property is subject to G.S.T.)