



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

12 Southshore Estates Widewater, Alberta

MLS # A2174715



\$93,975

Division: NONE

Lot Size: 1.00 Acre

Lot Feat: Cleared, Gentle Sloping, Lawn, Low Maintenance Landscape, Rectangu

By Town: -

LLD: 28-73-7-W5

Zoning: RS Residential

Water: Public

Sewer: Public Sewer

Utilities: Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

A beautiful cleared lot not far from the shores of Lesser Slave Lake!! Plenty of room for a house, garage, parking, recreation. 1 acre country residential lot, zoned residential with services!! . All municipal services: water, sewer, power, gas available to property line. Cleared and ready for your new home ideas!! Country living at its finest only 15 minute drive east to Slave Lake. A short walk to the shores of Lesser Slave Lake, a 5 minute drive to the municipal boat launch in Canyon Creek if you enjoy boating, fishing. For hunting or ATV adventuring, crown land south of Highway 2 is less than a kilometer away. This lot is fully cleared for future development ideas whether it be gardening, recreation or your own unique landscaping touch. This development opportunity is situated in the Southshore Estate community of Widewater, 12 km's west of Slave Lake. Quiet country life with all the necessary amenities and recreation short ride away. An acreage opportunity at a reasonable price!!