



**GRASSROOTS**  
REALTY GROUP

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**NW-36-32-01-W5**  
**Rural Mountain View County, Alberta**

**MLS # A2190731**



**\$260,000**

**Division:** NONE

**Lot Size:** 8.38 Acres

**Lot Feat:** -

**By Town:** Olds

**LLD:** 36-32-1-W5

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

Perfect opportunity to build your dream acreage on this 8.38-acre parcel, ideally located just minutes east of Olds. With ample space to design your ideal country retreat, this property offers endless possibilities for future development. The natural drainage on-site presents the potential for a stunning seasonal pond with thoughtful landscaping, creating a picturesque and tranquil setting. The property offers quick access to both Calgary and Red Deer, ensuring easy commuting. Additionally, the County of Mountain View has expressed openness to rezoning for commercial or industrial use, making this an attractive investment for those looking to explore business opportunities. Whether you're envisioning a private rural escape or considering future commercial potential, this versatile property is ready for your vision. Don't miss out on this rare opportunity!