



Retirement or Weekend Creekside Getaway! Camping!, Alberta, 111.64 Acres

\$1,550,000 CAD

- Big Game, Equestrian, Fishing, Stream/River, Timberland, Waterfowl, Wildlife Viewing

This 111 Acre parcel is arguably one of the most scenic parcels of land you will find within close proximity to Waterton National Park. Located in the 300 trophy range, which would possibly give you a great hunting location for elk, moose, mule deer, and white tail as well as bear, cougar, and many other species.

2 separate titles with numerous development locations, good water source and the current buildings makes for great opportunity. Enjoy the stunning views from the beautiful master bedroom loft, which looks down on a cozy, very well laid out, open concept dining area and living room, or step out into the large workshop for your favourite hobbies! A separate suite is built, with a separate bathroom underway to use as a rental loft, B&B or for yourself to use.

Gorgeous views of the mountains, a strong year round creek flowing through the property and an abundance of trees, offering natural shelter for various types of wildlife, make this an extremely rare parcel for any outdoorsman! Whether you are a hunter, enjoy fishing or just like to immerse yourself with nature, this is the place!!!

This one of a kind beautifully landscaped, private property has potential to be your dream home, weekend getaway, or turned into a great revenue producing business, take a look today! MLS®

- Street Address : ON TWP 41A • Lot Size Acres : 111.64 Acres
- Postal / Zip Code : T0K 1W0 • Dwelling : Yes
- State / Province : Alberta
- Closest City : Twin Butte

Taxes

Tax Year : 2018

Estimated Taxes per year are \$1,761.00

Broker Info



Hank Van Hierden

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Co-listing with: Jeroen Jacobsen

Having been born on a dairy farm in southern Alberta, and then switching to ranching and general farming, I have a fair understanding of the local agriculture world. I have spent many years self employed farming and trucking, plus have done some building and development of my own rural properties, so when it comes to representing buyers and sellers I feel I have a competitive edge. Now still living in Southern Alberta and raising my family here, I have made real estate my career to represent others. Willingness to travel, not afraid to spend on advertising, put in long hours and work hard to promote your best interests, are just a few of the many benefits to hiring me as your Realtor. My rural experience will be beneficial to your rural real estate needs.

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