



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

**\$1,550,000.00 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 preference in the draws for elk, moose, mule deer, and white tail as well as landowner rights on 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**

**Real Estate Centre**

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