

on Hwy 5
Spring Coulee, Alberta

MLS # A2340699



\$285,000

Division: NONE

Lot Size: 12.24 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: AG

Water: -

Sewer: -

Utilities: -

Just outside Spring Coulee, where Highway 5 meets Highway 505, sits 12.24 acres of agricultural land in Cardston County. This is bare land, ready for someone with a plan and the patience to build it from the ground up. The parcel is partially fenced and sits on a corner with frontage on two highways, so it is easy to find, easy to reach, and hard to miss for anyone passing through. There is room here to spread out that you won't find on a town lot. This is raw land with no services in place. Buyer would need to go the well or cistern route for water and bring in all services to make it usable. That work is the trade-off for starting with a blank slate at this size and this price. The land is currently zoned agricultural, and buyers curious about other possibilities should confirm permitted uses directly with Cardston County. For someone picturing country living near Cardston, or a buyer ready to put down roots on an acreage close to town, this is a practical piece of land to start with. Contact your realtor to schedule a showing and walk it for yourself!