

\$185,000 - 1.33 Acres Rr 113a, Rural Forty Mile No. 8, County of

MLS® #A1202503

\$185,000

0 Bedroom, 0.00 Bathroom,
Land on 1.33 Acres

NONE, Rural Forty Mile No. 8, County of,
Alberta

What an opportunity to build your dream. These lake front lots have the size to build a great retreat or permanent home along 40 Mile Dam. Just steps away from the 40 Mile Park. Saint Mary's River Irrigation District has the lease from the waterline up to the property line so you can walk down to the lake. However these lots do not extend to the water. You will need to talk to SMRID regarding a dock if you would like. There is a water CO-OP on these lots that you must join for \$18,000. This will be irrigation water so you can water your lawns. The owners are willing to do vendor financing at 5% interest over 15 years if you are interested.



Essential Information

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|-----------|------------------|
| MLS® # | A1202503 |
| Price | \$185,000 |
| Bathrooms | 0.00 |
| Acres | 1.33 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1.33 Acres Rr 113a |
| Subdivision | NONE |

| | |
|-------------|-----------------------------------|
| City | Rural Forty Mile No. 8, County of |
| County | Forty Mile No. 8, County of |
| Province | Alberta |
| Postal Code | T0K 0X0 |

Additional Information

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|----------------|-----------------|
| Date Listed | April 5th, 2022 |
| Days on Market | 1074 |
| Zoning | RS |

Listing Details

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|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
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