

# \$249,000 - Township Road 731a, Rural Big Lakes County

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MLS® #A2226730

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Land on 90.90 Acres

NONE, Rural Big Lakes County, Alberta

Are you looking for your own little piece of heaven at an amazing price!! 90 acres, 1/3rd cleared adjacent to the Swan River only 3 km from Kinuso, AB; and only 10km from the beautiful Lesser Slave Lake. Beautiful cleared meadow you could use for recreation or farming purposes. The bonus feature of this magnificent piece of property is that it still has power and gas connected to the old homestead house. A modular or new house could easily be constructed near the old homestead house. There is also the County water line runs by the south side of the property; which can conveniently be connected to without drilling a well or hauling water. An opportunity like this only comes around so often!! You will fall in love with this property once you view it!!

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2226730         |
| Price     | \$249,000        |
| Bathrooms | 0.00             |
| Acres     | 90.90            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | Township Road 731a     |
| Subdivision | NONE                   |
| City        | Rural Big Lakes County |
| County      | Big Lakes County       |
| Province    | Alberta                |
| Postal Code | T0G 1K0                |

### **Amenities**

|            |  |
|------------|--|
| Utilities  | Electricity Available, Water At Lot Line, Natural Gas Available, Sewer Not Available |
| Waterfront | River Access, River Front  |

### **Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Farm, Irregular Lot, Many Trees, Meadow, Native Plants, No Neighbours Behind, Pasture, Private, Secluded |
|-----------------|--|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 21             |
| Zoning         | AG             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | CENTURY 21 NORTHERN REALTY |
|----------------|----------------------------|

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