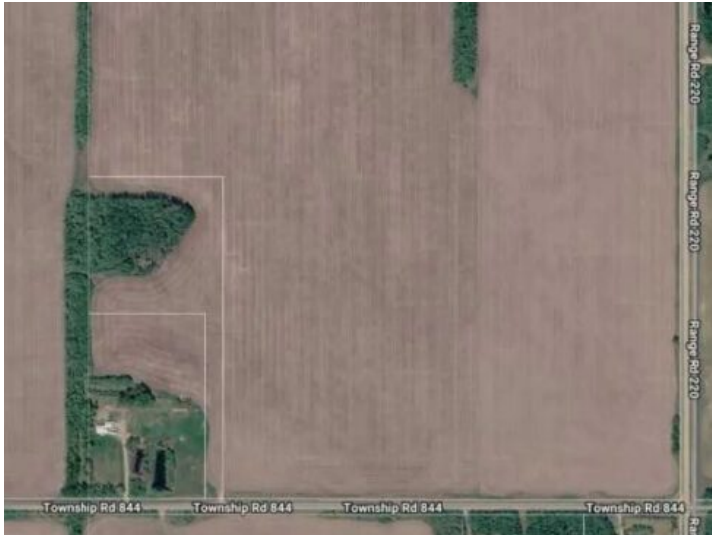




780-832-0996
derek.estabrook@outlook.com

220034 Twp Rd 844
Rural Northern Lights, County of, Alberta

MLS # A2344793



\$100,000

Division: NONE

Lot Size: 9.96 Acres

Lot Feat: -

By Town: Peace River

LLD: 25-84-22-W5

Zoning: CR1

Water: Co-operative

Sewer: -

Utilities: -

This 9.96-acre property offers an excellent opportunity to build your country home in a peaceful rural setting just minutes from Peace River. Located approximately 5 miles north of Peace River, just off Hwy 743 (Weberville Road), the property is only $\frac{1}{2}$ mile from pavement, providing convenient year-round access while still offering the privacy and tranquility of country living. The property is partially treed, providing a beautiful natural setting and an excellent windbreak, while the elevated location offers beautiful countryside views. With plenty of room for a home, shop, gardens, and other country-living amenities, this is an ideal building site. Power is already on the property, and water is conveniently provided through the Weberville Water Co-op, eliminating the need to develop your own well. If you're looking for a manageable acreage with great access, beautiful views, mature trees, and a quiet rural setting close to Peace River, this property is well worth a look. A great place to build your country home and enjoy the space and freedom that acreage living provides.