

**7343 Township Rd 794**  
**Rural Saddle Hills County, Alberta**

**MLS # A2235241**



**\$62,900**

Division:	NONE
Lot Size:	3.02 Acres
Lot Feat:	Cleared, Few Trees, No Neighbours Behind, Private
By Town:	Spirit River
LLD:	21-79-7-W6
Zoning:	RN
Water:	Cistern
Sewer:	-
Utilities:	Electricity, See Remarks

Welcome to 2.8 acres of peaceful paradise &mdash; a rare opportunity to own a private slice of heaven nestled in the beauty of Saddle Hills County. This quiet and secluded property offers the perfect setting for your dream home, investment, or weekend retreat. With plenty of open space, mature trees, and breathtaking views, the land provides both tranquility and potential. Whether you're looking to build your custom home, create a relaxing getaway, or hold as a smart investment, this property delivers endless possibilities. Tucked away from the hustle and bustle yet easily accessible, you'll enjoy the best of both worlds &mdash; peaceful country living with nearby access to local amenities and conveniences. This property is already equipped with electricity, a poured concrete slab perfect for a future home or RV parking, and includes both an old School House and a shed for added character and storage. Additionally, Saddle Hills County has designated this land as part of the Rural Potable Water Project, with water service expected to be connected soon. In the meantime, a cistern is included for immediate water access. Don't miss this chance to own land that truly feels like home before you even build. Opportunities like this don't come often &mdash; come walk the property and fall in love with the quiet potential it holds.