

# \$89,900 - Lot 17 Timber Ridge Road, Wagner

MLS® #A2205315

**\$89,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.01 Acres

NONE, Wagner, Alberta

These 1-acre lots offer the perfect opportunity to build your dream home. Located just 15 minutes from town, you'll enjoy the peace and privacy of country living while still having easy access to local amenities. The property is ideally situated near a beautiful lake, providing fantastic opportunities for boating and fishing right at your doorstep. Utilities are already available at the property line, making it easy to start your project and build the home you've always wanted.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2205315         |
| Price     | \$89,900         |
| Bathrooms | 0.00             |
| Acres     | 1.01             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | Lot 17 Timber Ridge Road            |
| Subdivision | NONE                                |
| City        | Wagner                              |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2M0                             |

## Amenities

|           |  |
|-----------|--|
| Utilities | Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer Available |
|-----------|--|

### **Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | March 25th, 2025       |
| Days on Market | 156                    |
| Zoning         | 103 Residential-Vacant |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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