

# \$45,000 - 116 2 Avenue W, Rockyford

MLS® #A2240285

**\$45,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

NONE, Rockyford, Alberta

Yes, really. Just \$45,000 for a fully serviced lot in the heart of Rockyford—Southern Alberta's hidden gem.

Rockyford isn't just another small town. It's the kind of place where neighbours wave, kids ride their bikes to the rink, and weekends are made for farmers' markets, rodeos, and backyard BBQs. Just 45 minutes to Calgary and 20 minutes from Strathmore, you get the peace and pace of rural life—without losing the perks of city proximity.

And it's only getting better.

A brand-new green space is being developed right behind these lots—featuring walking paths, picnic areas, and open space for families, dogs, and downtime. This isn't just land. It's lifestyle.

The lot? Fully serviced with municipal water, sewer, gas, and power right to the line. There's even a property tax incentive program to help stretch your budget further when you build.

Whether you're a first-time buyer ready to ditch the rent, an investor eyeing potential, or someone chasing quiet country mornings—this lot is your launch pad.

Big opportunity. Bigger heart. Welcome to Rockyford.



Let's walk the land together. TOTAL OF 5  
LOTS AVAILABLE

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2240285         |
| Price     | \$45,000         |
| Bathrooms | 0.00             |
| Acres     | 0.18             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 116 2 Avenue W   |
| Subdivision | NONE             |
| City        | Rockyford        |
| County      | Wheatland County |
| Province    | Alberta          |
| Postal Code | T0J 2R0          |

### Exterior

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Backs on to Park/Green Space, Cleared |
|-----------------|---------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 96              |
| Zoning         | R-1             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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