

**6 Susquehanna Avenue
Rural Cardston County, Alberta****MLS # A2240217****\$79,000****Division:** NONE**Lot Size:** 3.17 Acres**Lot Feat:** -**By Town:** Cardston**LLD:** 36-3-25-W4**Zoning:** GCR**Water:** None**Sewer:** -**Utilities:** -

Smaller Footprint, Big Alberta Feel! This charming 3.17 acre lot proves that you don't need a huge piece of land to have big potential. Slightly narrower than neighbouring parcels, this lot is still perfectly suited for a cozy homestead, retirement bungalow, or even a charming short-term rental that offers a slice of paradise. Set in a growing rural subdivision just 5 minutes from Cardston, this property enjoys the same breathtaking mountain views, star-filled skies, and country calm. Power and gas are nearby, and water access is flexible. With outdoor attractions like Waterton Lakes National Park and St. Mary's Reservoir nearby, guests and residents alike will love the natural beauty and simple pleasures this area offers. Call your favourite REALTOR® for more info today!