

**Lot #15 Fivestar
Rural Smoky River No. 130, M.D. of, Alberta**

MLS # A2271377



\$55,000

Division: NONE

Lot Size: 0.11 Acre

Lot Feat: -

By Town: McLennan

LLD: 35-75-22-W5

Zoning: ESL

Water: None

Sewer: Septic Tank

Utilities: Electricity

Welcome to this beautiful river valley retreat, perfectly nestled along the scenic Little Smoky River. Surrounded by mature trees and manicured fairways, this property offers the ideal blend of privacy, tranquillity, and recreation. The flat, landscaped lot is partially treed, extending into the forest for added seclusion and no rear neighbours. Located at the end of the lane, you'll enjoy zero through traffic. With power and septic already in place, this lot is fully prepared and ready for your development. Whether that's a cozy cabin, a year-round home, or the ultimate weekend escape, it's the perfect setting for relaxing and enjoying nature. Golf lovers will be in paradise, the renowned 5-Star Golf Course is just a short walk away. This par-32, 9-hole gem features beautifully landscaped fairways, immaculate greens, and challenging bunkers that make every round memorable. Need more space? This lot sits right beside Lot #12, which is also available and features a charming 1-bedroom, 1-bathroom cabin with two storage sheds. A perfect opportunity to expand your footprint or create a multi-property setup. Book your showing today!