

**100 Sunset Drive**  
**Spirit River, Alberta**

**MLS # A2283027**



**\$10,000**

**Division:** NONE

**Lot Size:** 0.16 Acre

**Lot Feat:** Back Lane, Cleared

**By Town:** -

**LLD:** -

**Zoning:** RR

**Water:** -

**Sewer:** -

**Utilities:** -

Nestled in an established residential neighborhood, this beautiful vacant lot offers a blank canvas for your next vision. Framed by neighboring homes and mature trees, the property provides both privacy and convenience, with clear boundaries stretching from the left fence to the edge of the shed on the right. This fully serviced lot has rear alley access and is complete with an existing shed on the property. As the surrounding community continues to grow, this area is becoming an increasingly desirable location for builders and investors alike. Nearby amenities include a hospital, retirement living, shopping, and everyday conveniences, making this an ideal setting for a custom home, investment build, or long-term hold in a sought-after and evolving neighborhood.