# \$239,000 - Next To Highway 5 Near Mountain View, Cardston

MLS® #A2195675

## \$239,000

0 Bedroom, 0.00 Bathroom, Land on 10.53 Acres

NONE, Cardston, Alberta

Welcome to your own slice of paradiseâ€"10.53 acres of residential land perfectly situated just outside of Mountain View, only 25 minutes from the breathtaking Waterton Lakes National Park. This property offers a rare blend of open prairie beauty and stunning mountain vistas, giving you the best of both worlds where the prairies meet the mountains. With a prime location and easy access to the highway, this lot is ideal for those who crave peaceful country living without sacrificing convenience. Whether you're envisioning a cozy retreat, a sprawling family estate, or simply a quiet spot to enjoy Alberta's natural beauty, this property offers endless possibilities. Essential utilities are ready for youâ€"gas and electricity are available on-siteâ€"making it easier to bring your dream home to life. An irrigation ditch runs through the property, offering access to water for livestock or gardening, even though formal water rights are not attached. This is your chance to create a mountain-view haven, surrounded by natural beauty and endless outdoor adventure. With Waterton Lakes National Park so close, you'II enjoy hiking, fishing, and wildlife viewing practically in your backyard. This land is more than just propertyâ€"it's the foundation for your future.







### **Essential Information**

MLS® # A2195675

Price \$239,000

Bathrooms 0.00 Acres 10.53 Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address Next To Highway 5 Near Mountain View

Subdivision NONE

City Cardston

County Cardston County

Province Alberta

Postal Code T0K 1N0

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 165

Zoning Single Lot Country Reside

## **Listing Details**

Listing Office REAL BROKER

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