

# \$93,975 - 12 Southshore Estates, Widewater

MLS® #A2174715

**\$93,975**

0 Bedroom, 0.00 Bathroom,  
Land on 1.00 Acres

NONE, Widewater, Alberta

A beautiful cleared lot not far from the shores of Lesser Slave Lake!! Plenty of room for a house, garage, parking, recreation. 1 acre country residential lot, zoned residential with services!! . All municipal services: water, sewer, power, gas available to property line. Cleared and ready for your new home ideas!! Country living at its finest only 15 minute drive east to Slave Lake. A short walk to the shores of Lesser Slave Lake, a 5 minute drive to the municipal boat launch in Canyon Creek if you enjoy boating, fishing. For hunting or ATV adventuring, crown land south of Highway 2 is less than a kilometer away. This lot is fully cleared for future development ideas whether it be gardening, recreation or your own unique landscaping touch. This development opportunity is situated in the Southshore Estate community of Widewater, 12 km's west of Slave Lake. Quiet country life with all the necessary amenities and recreation short ride away. An acreage opportunity at a reasonable price!!



## Essential Information

MLS® #	A2174715
Price	\$93,975
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Residential Land

Status Active

## Community Information

Address 12 Southshore Estates  
Subdivision NONE  
City Widewater  
County Lesser Slave River No. 124, M.D. of  
Province Alberta  
Postal Code T0G 2M0

## Amenities

Utilities Electricity at Lot Line, Natural Gas at Lot Line, Sewer Available, Water At Lot Line

## Exterior

Lot Description Cleared, Gentle Sloping, Lawn, Low Maintenance Landscape, Rectangular Lot

## Additional Information

Date Listed October 23rd, 2024  
Days on Market 226  
Zoning RS Residential

## Listing Details

Listing Office CENTURY 21 NORTHERN REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.