

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

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MLS® #A2195675

**\$239,000**

0 Bedroom, 0.00 Bathroom,  
Land on 10.53 Acres

NONE, Cardston, Alberta

Welcome to your own slice of paradise—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 you—gas and electricity are available on-site—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'll enjoy hiking, fishing, and wildlife viewing practically in your backyard. This land is more than just property—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 | 169                       |
| Zoning         | Single Lot Country Reside |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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