

**Presented by:**



**Bob Wilson**

RE/MAX real estate central alberta  
Unit #1, 5265- 45th Street  
Lacombe, Alberta

**Cell** 403-304-4601  
**Office** 403-782-4301  
**Email** bpwilson@remax.net  
**Website** <http://www.albertafarmland.com/>



**Listing #00000000000009265**

**\$631,200.00**

County / Municipality: Lacombe County  
Near Lacombe, Alberta

**Primary Farm Type:** Acreage

**Listing Remarks:** 5.26 ACRES - located in the Wild Rose commercial Park at the Lacombe Overpass of Highway #12 and Highway #2. Property has been stripped and ready for site improvements. Each lot is serviced to the property line with underground power, natural gas and telephone. The Park has paved roads with no road bans in effect. Each lot owner will be responsible for private water well and septic system. Great Location and Price!!

**Property Legal Description:** Lot 17 Block 1 Plan 1023182

**Directions:** From Lacombe go west on Highway #12 just past Highway #12 & Highway #2 overpass - turn left into Wild Rose Commercial Park

**Land Remarks:** Great Location just off Highway #2

**Total Acreage:** 5.26

**Property Taxes:** \$5,479 for 2016

**How to View:** Go Direct

