

# \$89,900 - Lot 21 Timber Ridge Road, Wagner

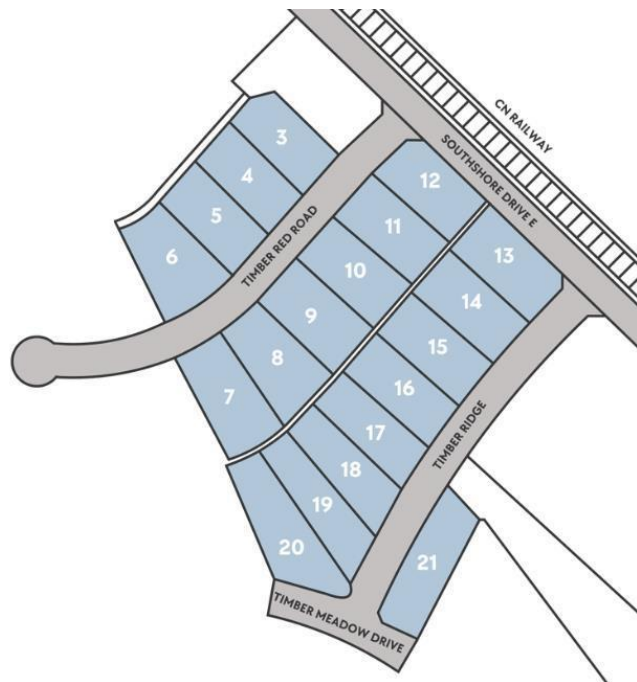
MLS® #A2205322

**\$89,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.21 Acres

NONE, Wagner, Alberta

These 1-acre lots offer the perfect opportunity to build your dream home. Located just 15 minutes from town, you'll enjoy the peace and privacy of country living while still having easy access to local amenities. The property is ideally situated near a beautiful lake, providing fantastic opportunities for boating and fishing right at your doorstep. Utilities are already available at the property line, making it easy to start your project and build the home you've always wanted.



## Essential Information

MLS® #	A2205322
Price	\$89,900
Bathrooms	0.00
Acres	1.21
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 21 Timber Ridge Road
Subdivision	NONE
City	Wagner
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2M0

## Amenities

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

### **Additional Information**

Date Listed March 25th, 2025  
Days on Market 13  
Zoning 103 Residential-Vacant

### **Listing Details**

Listing Office REAL BROKER

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.