



NW-32-53-5-W4 , Rural Vermilion River, County of, Alberta - \$110,000



Main Photo

Property Description

The Lakefront Pasture - 54.17 Acres, NW-32-53-5-W4

This exceptional lakefront property boasts over 3,000 feet of sandy shoreline along the serene and secluded Raft Lake—one of the region's most private and underdeveloped natural gems. With multiple elevated building sites, this land offers expansive and breathtaking views of the lake and surrounding landscape, making it an ideal location for a custom lakefront home, seasonal retreat, or recreational haven.

The property's unique topography offers versatility, with numerous potential build sites that take full advantage of the water's beauty and tranquility. Whether you dream of a private family estate, a series of

cottages, or a recreational getaway, the possibilities are endless. The natural setting, with its abundant wildlife, mature trees, and open meadows, provides a sense of peaceful seclusion, yet is still within reach of essential amenities.

A 217-foot drilled well, installed in 1978, remains on the property, offering an additional resource for potential development and further enhancing the land's versatility for future use. With minimal annual property taxes of just \$121.81, this property presents an opportunity for a low-cost investment in one of the area's most sought-after locations.

Beyond the possibility of building your dream home, the land offers exceptional potential for agricultural use, including grazing pasture for horses, or could be explored for the creation of water-view lots—perfect for those looking to develop a unique lakefront community. Whether used for recreation, camping, or as a nature sanctuary, the property is designed to accommodate a variety of outdoor pursuits, making it an exceptional opportunity for those seeking privacy, tranquility, and a true connection to Alberta's natural beauty. 208 acres in total are achievable with the additional quarter section that is also available. The list price for this property is the starting price/opening bid for this property that will be sold by escalating online auction on October 21st, 2025.

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