

# \$199,000 - 5;24;77;35;sw Watino, Watino

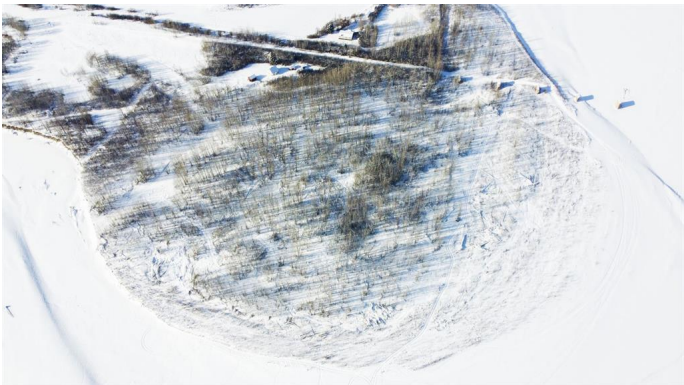
MLS® #A2098003

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Land on 73.53 Acres

NONE, Watino, Alberta

Welcome to your riverside escape—a haven where the river becomes your backdrop and lifestyle. Effortless access to the water for fishing, boating, and relaxation. The property boasts versatile outbuildings for storage or workshops, strategically placed for practicality. Power is conveniently close for modern convenience. But what truly sets this property apart? A remarkable 180,000 cubic meters of gravel, is included in the sale. Dive into the details with a comprehensive gravel report, showcasing both quality and quantity. Whether you seek a serene retreat or a savvy investment, this riverside property is your canvas. Come see it for yourself and discover the endless possibilities that await you!



## Essential Information

MLS® #	A2098003
Price	\$199,000
Sold Price	\$185,000
Bathrooms	0.00
Acres	73.53
Type	Land
Sub-Type	Residential Land
Status	Sold

## Community Information

Address	5;24;77;35;sw Watino
Subdivision	NONE

City	Watino
County	Birch Hills County
Province	Alberta
Postal Code	T0H 3R0

### **Additional Information**

Date Listed	December 15th, 2023
Date Sold	March 28th, 2024
Days on Market	101
Zoning	AG
HOA Fees	0.00

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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