

## \$25,500 - #116 4231 Twp Rd 553, Heinsburg

MLS® #E4440944

**\$25,500**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Heinsburg, Heinsburg, AB

Build your dream retreat or year-round home on this beautiful lot overlooking the scenic North Saskatchewan River. Power and natural gas are conveniently available at the property line, making development a breeze. Whether you're envisioning a cozy summer cottage or a hillside home, this is the ideal setting. Located less than 10 minutes from Whitney Lake Provincial Park, you'll enjoy easy access to boating, fishing, swimming, and a network of picturesque hiking and cross-country skiing trails. Heinsburg also offers a boat launch right in town and direct access to the Iron Horse Trail – a 300 km multi-use trail system perfect for quadding, snowmobiling, biking, and more. Opportunities like this don't come along often – peaceful country living, outdoor adventure, and small-town charm all in one exceptional package

### Essential Information

MLS® #	E4440944
Price	\$25,500
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active



**Community Information**

Address	#116 4231 Twp Rd 553
Area	Heinsburg
Subdivision	Heinsburg
City	Heinsburg
County	ALBERTA
Province	AB
Postal Code	T0A 1X0

**Exterior**

Exterior Features    Boating, River View, Schools

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	13
Zoning	Zone 60

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Listing information last updated on June 18th, 2025 at 10:47pm MDT