

## \$30,000 - 5004 51 Avenue, Fawcett

MLS® #E4431929

**\$30,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Fawcett, Fawcett, AB

Welcome to peace and serenity! Set down your roots on this beautifully secluded 14,400 sqft lot, located in the community of Fawcett. The lot has all utilities available; power, gas, a drilled well + septic are ready to be hooked up! Bring your own mobile or build a home of your dreams. Mature trees line the lot providing lots of wind cover and privacy. Tucked in the corner of the lot is a large garden plot just asking to be seeded! Fawcett has lots to offer; a general store, hall, baseball diamonds and lots of community living! Take a little serene walk down to the creek to appreciate the train bridge. Only 15 minutes to Cross Lake Provincial Park and even closer to Hubert Lake Wildland Provincial Park, makes it so easily accessible to enjoy the outdoors and get in touch with nature. Absolutely beautiful country all around Fawcett.

### Essential Information

MLS® #	E4431929
Price	\$30,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active



**Community Information**

Address	5004 51 Avenue
Area	Fawcett
Subdivision	Fawcett
City	Fawcett
County	ALBERTA
Province	AB
Postal Code	T0G 0Y0

**Exterior**

Exterior Features	Backs Onto Park/Trees, Level Land, Not Fenced, Playground Nearby, Recreation Use
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**Additional Information**

Date Listed	April 21st, 2025
Days on Market	7
Zoning	Zone 70

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Listing information last updated on April 28th, 2025 at 7:17am MDT