

# \$315,000 - 40518 Highway 821, Tees

MLS® #A2242647

**\$315,000**

0 Bedroom, 0.00 Bathroom,  
Land on 12.03 Acres

NONE, Tees, Alberta

Are you dreaming of wide-open space, privacy, and a peaceful rural lifestyle? This stunning 12.03-acre parcel just north of Tees, Alberta, offers the perfect opportunity to build your dream home, or create a weekend getaway surrounded by nature. Bordering Clive Creek on the north side, this property features mature trees, a gently flowing creek, and a tranquil setting that invites you to unwind and reconnect with the outdoors. Whether it's gardening, recreational hobbies, or simply enjoying the country, you'll have the space to make it happen. Conveniently located right off pavement and just 20 minutes to Lacombe and 30 minutes to Stettler, you'll enjoy the peace of the country without giving up access to essential amenities. Power is at the property line, gas has already been run in, and there's a versatile shed/cabin and a porta-potty on site for added convenience. This parcel is ready for your vision—whether that means building a custom acreage, parking your RV for the summer, or investing in land for the future.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2242647  |
| Price     | \$315,000 |
| Bathrooms | 0.00      |
| Acres     | 12.03     |
| Type      | Land      |

|          |                  |
|----------|------------------|
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 40518 Highway 821 |
| Subdivision | NONE              |
| City        | Tees              |
| County      | Lacombe County    |
| Province    | Alberta           |
| Postal Code | T0C 2N0           |

### Amenities

|            |       |
|------------|-------|
| Waterfront | Creek |
|------------|-------|

### Exterior

|                 |                                              |
|-----------------|----------------------------------------------|
| Lot Description | Private, Creek/River/Stream/Pond, Many Trees |
|-----------------|----------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 106             |
| Zoning         | AG              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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