# **\$299,000 - 2655 Valley Ridge Drive, Frank**

MLS® #A2211240

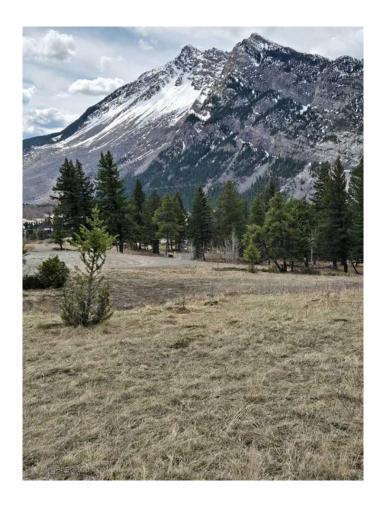
### \$299,000

0 Bedroom, 0.00 Bathroom, Land on 3.41 Acres

NONE, Frank, Alberta

Welcome to this 3.41-acre panoramic view lot, nestled in the sought after Valley Ridge Estates community of Crowsnest Pass. Set near the base of Bluff Mountain and backing onto reserve land, this private property offers breathtaking views in every direction. Mature trees, including old-growth firs and evergreens, create a peaceful setting with natural shelter from the wind.

Features include a drilled well, no time restriction on building, and utilities located near the front of the lot. There are multiple building site options, including one ideal for a walk-out bungalow with an attached garage, complete with architectural plans designed to capture stunning views of Turtle and Bluff Mountains. Located just minutes from a gateway to year round adventure-downhill and cross-country skiing, mountain biking, hiking, kayaking, caving, and world-class golf are all nearby. Whether you're seeking quiet seclusion or eager to explore the outdoors, this property offers a harmonious blend of natural beauty, wildlife, and recreational opportunity. A rare chance to own a piece of paradise in one of Crowsnest Pass's most desirable locations.



## **Essential Information**

MLS® # A2211240 Price \$299,000 Bathrooms 0.00

Acres 3.41

Type Land

Sub-Type Residential Land

Status Active

# **Community Information**

Address 2655 Valley Ridge Drive

Subdivision NONE City Frank

County Crowsnest Pass

Province Alberta
Postal Code T0K0E0

#### **Additional Information**

Date Listed April 13th, 2025

Days on Market 8

Zoning GCR1

# **Listing Details**

Listing Office TREC The Real Estate Compar

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under ficense



