

\$45,000 - 116 2 Avenue W, Rockyford

MLS® #A2240285

\$45,000

0 Bedroom, 0.00 Bathroom,
Land on 0.18 Acres

NONE, Rockyford, Alberta

Yes, really. Just \$45,000 for a fully serviced lot in the heart of Rockyford—Southern Alberta's hidden gem.

Rockyford isn't just another small town. It's the kind of place where neighbours wave, kids ride their bikes to the rink, and weekends are made for farmers' markets, rodeos, and backyard BBQs. Just 45 minutes to Calgary and 20 minutes from Strathmore, you get the peace and pace of rural life—without losing the perks of city proximity.

And it's only getting better.

A brand-new green space is being developed right behind these lots—featuring walking paths, picnic areas, and open space for families, dogs, and downtime. This isn't just land. It's lifestyle.

The lot? Fully serviced with municipal water, sewer, gas, and power right to the line. There's even a property tax incentive program to help stretch your budget further when you build.

Whether you're a first-time buyer ready to ditch the rent, an investor eyeing potential, or someone chasing quiet country mornings—this lot is your launch pad.

Big opportunity. Bigger heart. Welcome to Rockyford.



Let's walk the land together. TOTAL OF 5
LOTS AVAILABLE

Essential Information

MLS® #	A2240285
Price	\$45,000
Bathrooms	0.00
Acres	0.18
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	116 2 Avenue W
Subdivision	NONE
City	Rockyford
County	Wheatland County
Province	Alberta
Postal Code	T0J 2R0

Exterior

Lot Description	Backs on to Park/Green Space, Cleared
-----------------	---------------------------------------

Additional Information

Date Listed	July 18th, 2025
Days on Market	60
Zoning	R-1

Listing Details

Listing Office	RE/MAX Key
----------------	------------

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 license.