



4623 47 Avenue Rural Lac Ste. Anne County AB

\$88,000

60' x 100' Lot in Alberta Beach with a 24' x 26' garage, insulated, drywalled, new electrical panel and upgraded wires, 100 amp power hooked up, new workbench countertops all around inside, solar power with 2 new batteries hooked up. Ready to add your new home or recreational getaway. New bylaws passed allowing 800 sf or even modular homes. There is a site plan in place already with Development Permit for the construction of a permitted 890 sqft loft style chalet, single family home. This is a flat site with very good main street location and alley access. Easy walk to lake, golf course, walking trails, main Street amenities including Library, grocery stores, restaurants, museum and of course the main beach area great for young families for swimming. Gas and sewer at property. Alberta Beach is approximately 35 minutes NW of Edmonton.

Listing Presented By:



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