



54305 RR 253 St. Albert AB

\$1,099,900

"Recently Annexed" This heavily treed 9.21 acres with an older home, shop and outbuildings is now located in NE St. Albert, approximately 1 km east of Costco(as the crow fly's). There are full services on the property, a large cleared building site surrounded by towering trees for the utmost in privacy. Build your "Dream Home" and "shop" for the toys, and get to live the country life, right in the city limits! This property has several discretionary uses; home based business, ect, ect. 2 shops, 1 is 24 x 46 and the other is 26 x 60. Want to invest your money? This property comes with a monthly income of \$2500.00 until 2028. The timing will be perfect in 2028 to develop the land or sell to a developer. Erin Ridge north is across the street and 1block to the south. "

Listing Presented By:



Originally Listed by:
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