



## Hwy 779 TWP 544 Rural Sturgeon County AB

\$1,498,000

158 acres \*OUT OF SUBDIVISION\* 15 mins to Stony Plain, 20 minutes to St. Albert and 30 minutes to Edmonton! Paradise found! Pristine rolling, treed land, already pioneered by the dream of a subdivision of old. Featuring an internal gravel packed road system, formed ditches and rough estate lots, with wild berries, birch, spruce.. a plethora of plant species throughout. The possibilities for unique development are restricted, but endless! Design your dream retreat amidst the breathtaking natural backdrop, where you can indulge in relaxation, engage in outdoor adventures, or immerse yourself in the wonders of nature. Don't miss the opportunity to secure this prime 158 acre paradise. Unlock the potential of this exceptional property. Currently zoned agricultural.

Listing Presented By:



Originally Listed by:

RE/MAX PREFERRED CHOICE

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