



## Lot 2 Zahar DR 57202 Rg Rd 230 Rural Sturgeon County AB

\$75,000

LOT 2 this corner plot of 2.45 acres with gentle slope has potential for a home with possible walkout basement. Situated across from protected lands on Zahar Dr., County has classified as "reserve" it is rare + reassuring to know your views will remain natural + unobstructed with no future development to spoil your privacy. Parcel runs along Rge Rd 230 to Zahar Dr., presenting an opportunity to build or bring a home + make the most of the mature environment while taking advantage of property terrain with it's excellent drainage + natural elevation, a prime spot for custom-built home taking advantage of the landscape. Also, a Real Estate investment opportunity in an acreage with great potential for future homesite. Experience country living with wide-open skies + nature right at your doorstep just a short drive to GIBBONS or REDWATER. Easy access to HIGHWAY 28 + several local Plant facilities. Daily light commute to Fort Sask. Edmonton. St. Albert. GST maybe applicable. Adjacent 2.47 acres Lot 1 on MLS.

Listing Presented By:



Originally Listed by:  
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