



0 Hwy 779 Rural Sturgeon County Alberta

\$89,000

Fully treed acreage lot located just 15 +/- km North of Stony Plain. Explore this 3.64 Acres of pristine wooded land, located adjacent to Hwy 779 just north of the intersection at Hwy 633. Notably, this parcel features a 30 M service road dedication running parallel to the east boundary of Hwy 779, adding a practical aspect to its accessibility. Accessing the parcel is straightforward from Hwy 779, using the dedicated service road to reach the western boundary of the parcel. The eastern boundary follows closely to the natural creek bed, enhancing the appeal of the wooded area. To improve building flexibility on this site, discussions with Sturgeon County may offer potential relaxation of setback requirements, accommodating a development that aligns with the property's characteristics and individual needs of a successful buyer. Alternatively, this property holds promise as a peaceful weekend recreational retreat. Delve deeper into the property's specifications and offerings. This opportunity awaits your exploration. Additional property details are available on Realtors website. (id:6769)

Listing Presented By:



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