



Rural Sturgeon County Alberta

\$125,000

Build the Life You've Been Planning -- 3.87 Private Acres in Braun Village! Picture your morning coffee looking out over open sky and a tree-lined border that's all your own. This 3.87-acre parcel of land gives you the room to build the home you've been imagining, with neighbours close enough for a friendly wave but far enough that you'll still feel like you have the place to yourselves. The heavy lifting is already done: a drilled well is in, and both power and natural gas sit right at the property line, so servicing your new build is straightforward. Gravel road access runs paved right to the subdivision entrance, keeping the commute easy in any season. Roughly 10-12 minutes from Bon Accord for everyday errands and about 30 minutes to Edmonton -- close enough for work and city amenities, far enough for the quiet you're after. Bring your builder and your vision. This is a rare chance to secure nearly 4 acres of build-ready land in a sought-after Sturgeon County. (id:6769)

Listing Presented By:



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