



Rural Sturgeon County Alberta

\$650,000

PRIME RIVERFRONT LAND WITH INCREDIBLE PERSONAL OR DEVELOPMENT POTENTIAL. Nestled along the banks of majestic North Saskatchewan River this extraordinary 61.01-acre parcel features: hilltop Plateau, 3 Creeks, Tiered open fields, fencing. A breathtaking natural beauty with high-yield versatile land use options. Whether you want to build a private riverfront estate, apply to subdivide the land, or establish an industrial/agricultural storage yard, this property is a completely prepped, clean slate ready for your vision. Flanked by mature trees- offering elevated building sites overlooking the river valley, includes tree-lined driveway, privacy, blend of mature forests +lush open areas. Exceptionally well-located for commercial or industrial use under its flexible county zoning guidelines, close to Alberta's Industrial Heartland--one of Canada's largest economic development zones +minutes away from major oil +gas developments +sand facilities. Avoid the city lights, gridlock + traffic, easy daily commute. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate



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