



## Rural Sturgeon County Alberta

\$400,000

BUILD YOUR DREAM HOME in prestigious NORTHERN LIGHTS ESTATES! This exceptional 0.74 ACRE PIE-SHAPED WALKOUT LOT is ideally situated in a quiet cul-de-sac just minutes from ST. ALBERT, Edmonton, and all major amenities. Enjoy the perfect balance of COUNTRY LIVING and CITY CONVENIENCE with easy access to Ray Gibbon Drive, Highway 2, and Anthony Henday Drive. Fully serviced with MUNICIPAL WATER, MUNICIPAL SEWER, UNDERGROUND POWER, NATURAL GAS, and TELECOMMUNICATIONS to the property line, this lot is ready for your custom build. Architectural guidelines help maintain the quality and character of the community while protecting long-term value. Located in a sought-after subdivision with school bus service available and surrounded by executive acreage homes, this is a rare opportunity to secure one of the area's most desirable building sites. (id:6769)

Listing Presented By:



Originally Listed by:  
Exp Realty



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