

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. Photo with house is a digital rendering. Property is being sold as vacant land; home shown is conceptual, not constructed and not included in the sale. (id:6769)

Listing Presented By:



Originally Listed by:
Exp Realty

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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