



## Rural Sturgeon County Alberta

\$699,000

PRIME BUILDING LOT LOCATED JUST MINUTES FROM ST. ALBERT LOCATED ON .702 ACRES IN A MATURE ACREAGE COMMUNITY! This is the building site you have been waiting for, Southern exposures from your back yard, mature trees, city services and so much more. Dimensions of the land are 127.5' at the front x 245' down the side x 98.5' at the back, allowing for almost any size and style of home, plus creating a slight pie shape. This is the perfect opportunity to build your dream home in a mature community. Modern Signature Homes can offer built to suite options. Gas and power are at the front of the lot, while water is municipal, sewage would be low pressure septic tank. Because of the road on two sides this might be the perfect lot for someone looking to add a shop at the back of the property. Roughly a 98' building pocket at the front. Minutes to St. Albert, golf and an easy drive to Edmonton makes this the perfect location. (id:6769)

Listing Presented By:



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