



Rural Sturgeon County Alberta

\$1,250,000

DREAM BUILDING SITE!! Enjoy the best of country living just minutes from St. Albert on this exceptional 160 acre property with approx. 40 acres of bush. Located just off pavement and serviced with CITY WATER, natural gas, power, and two wells. Gorgeous rolling land with several prime building sites. County approval is already in place to subdivide the land into two separate 77 acre parcels, an excellent opportunity to offset building costs or expand your investment potential. An older farm house occupies the land featuring two bedrooms, finished basement and a 4-piece bathroom, making it comfortable to live in while you build your dream home. It provides many options including an office space for your business. There is a dugout and several multi use out buildings on the land. Ideal for anyone seeking space, privacy, and flexibility. This property offers endless possibilities. This immaculate property has been in the same family for decades so hurry opportunities such as this are extremely rare! (id:6769)

Den 3.1 m X 3.32 m

Laundry room 3.18 m X 3.57 m

Storage 4.88 m X 3.36 m

Workshop 3.9 m X 3.41 m

Living room 5.07 m X 3.52 m

Kitchen 3.99 m X 3.54 m

Family room 4.78 m X 3.49 m

Primary Bedroom 3.25 m X 3.52 m

Bedroom 2 3.12 m X 2.52 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.briancyr.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.