



## Rural Sturgeon County Alberta

\$675,000

Amazing location for brand new home. Direct access on paved highway to St. Albert 10 min. & west Edmonton 10 min. thru Yellowhead Hwy. There are a few acres naturally set up for a walk out basement style home. Your view could be a creek and natural wetlands out your back door. Frontage on Atim creek allows for access to kayak or paddle board, starting off your property. Golf a lot; Deer Meadows Golf Course is approx 1 km away. The property receives revenue from Altalink Management for powerline passing by the property, \$438/yr. The creek is frequently tested as a part of the Provincial Park, the results show potable water. These properties are along side the tip of the Lois Hole Centennial Provincial Park, one parcel is in Sturgeon County 6.16 acres (north) and one parcel is in Parkland County 9.17 acres (south). In picture #2 there is an orange triangle showing this sliver of the park separating the 2 pieces of property. No immediate neighbors. (id:6769)

Listing Presented By:



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