



## 28016 SH 633 Rural Sturgeon County Alberta

\$799,000

Expansive pastureland located just 15 +/- km North of Stony Plain. Embrace 152.52 Acres of gentle rolling farmland, ideal for summer livestock grazing. Conveniently nestled adjacent to Hwy 633 on the southern border and Range Road 275 on the eastern boundary, this parcel offers excellent accessibility and visibility. The property contains an older farmyard, directly assessable from SH 633, with the potential for modern amenities, including power, natural gas, and a drilled water well. While the existing structures and enhancements possess historical charm, their true value lies in the potential for revitalization and transformation into something exceptional. Currently, the neighboring parcel (MLS #A2081140 - 64.77 Acres) is in use for summer livestock grazing and is also available for purchase. It's important to note that the subject and the 64.77-acre parcel share a border, offering a unified, cohesive opportunity for expanded usage. Currently, there is no fencing between these two parcels. Delve deeper into the property's specifications and offerings. This opportunity awaits your exploration. Additional property details are available on Realtors website. (id:6769)

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