



Rural Leduc County Alberta

\$360,000

COPPER CREEK is located minutes east of BEAUMONT and just south of Township Road 510 and Eagle Rock Golf Course on Range Road 234. ARCHITECTURAL CONTROLS and RESTRICTIVE COVENANTS are in place with respect to minimum building sizes, exterior finishing, garage sizes & accessory buildings that ensure high buildings standards and PROTECT YOUR INVESTMENT. Utilities include UNDERGROUND POWER and GAS thru the ditches, the use of CISTERNS for city water is the norm with installation by buyers of a typical 3000-3300 gallon concrete cistern for potable water installed underground. A septic system, acceptable to Leduc County & Provincial standards, includes mounds and onsite water treatment systems. Located in the BLACK GOLD and STAR CATHOLIC School District providing busing to schools in Beaumont RIGHT FROM YOUR FRONT DOOR. Excellent PAVED LOCATION minutes from Edmonton, Beaumont, Nisku & the EIA! Taxes are currently assessed as agriculture. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.horsepowerranch.com/>



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.