



## Rural Strathcona County Alberta

\$315,000

This sounds like a premier development opportunity! You are looking at a 5.3-acre parcel of prime, undeveloped land nestled right inside the gated community footprint of the prestigious Northern Bear Golf Course (located in Strathcona County/Sherwood Park, just southeast of Edmonton). Because this is a Jack Nicklaus Signature Course--one of only a handful of its kind in Canada--the estate profile here is highly sought after by affluent buyers looking for luxury country living with city conveniences. Situated where it is at Northern Bear, the property blends the security and serenity of a golf course with easy access to Sherwood Park and Edmonton. Flexible building opportunities open the doors to variable construction possibilities. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.