



## Rural Strathcona County Alberta

\$575,000

- 5.09 acres? of prime R2A development land within a gated community - Backing onto the 8th hole of Northern Bear Golf Course, an award winning Jack Nicklaus designed course. - Layout currently suitable for 10 unit development with preliminary plans and renderings included in purchase price - Clean phase 1 environmental - Completed Biologist QEP Report (2022) - Approximately 15 minutes from Anthony Henday Drive and Sherwood Park - Vendor financing options available (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



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