



Rural Strathcona County Alberta

\$1,000,000

An unparalleled, turn-key opportunity awaits an ambitious developer on the quiet side of the world-renowned Northern Bear Golf Club. This package features 30 fully serviced residential lots strategically positioned between Units A & B, framing the pristine fairways of holes 7, 8, and 9. Designed to be completed as an exclusive enclave of executive-style residences, the topography is an absolute dream—offering coveted walkout views for the vast majority of the properties. Future homeowners will enjoy a luxurious, maintenance-free lifestyle; reasonable HOA fees are already established to cover year-round snow removal and comprehensive lawn maintenance. The lifestyle appeal here is unmatched. It's an effortless stroll to the prestigious Jack Nicklaus Signature course, featuring a clubhouse, lounge, and restaurant. Give buyers the peace and luxury of estate living with the convenience of a managed community. Bring your architectural visions to life and complete this premier golf-side subdivision. (id:6769)

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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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