

☆ Parcel : N/A

Legal Descr: SE-7-51-26-4 P/B/L: 9925513/1/2

Subdivision:

Electoral Dist: 1

Area: 39.88 acres / 16.138 hectares

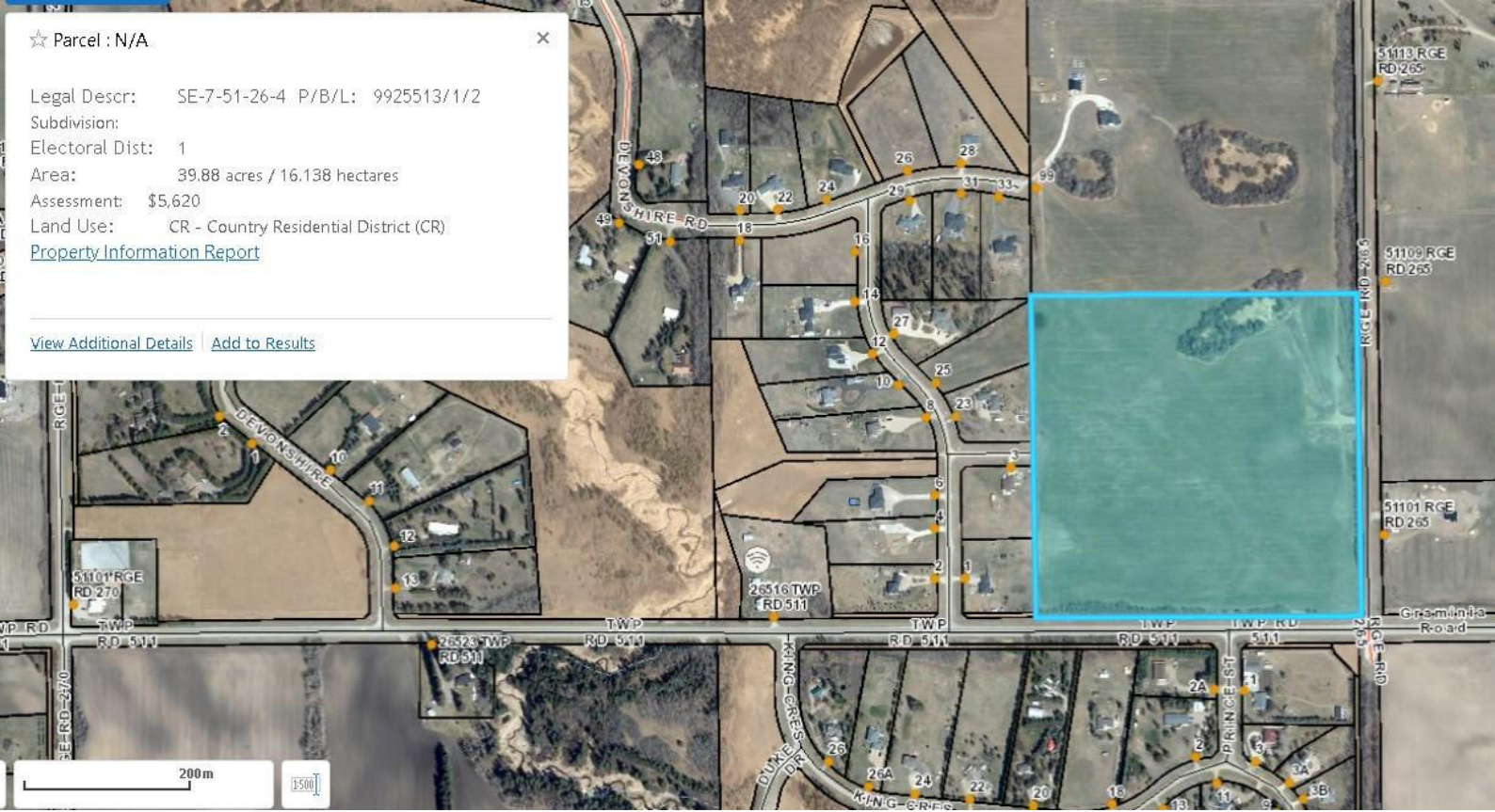
Assessment: \$5,620

Land Use: CR - Country Residential District (CR)

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Spruce Grove Alberta

\$1,400,000

40 Acres, rolling open land. Ideal site for your Estate Home or Hobby Farm. Great open rolling meadows, good soil suitable for Market Garden or good pasture to keep a few horses. This property has COUNTY APPROVAL for a 12 Lot (2-acre parcels) re-subdivision, all ready to go to the next development step. The sellers would consider a PARTNERSHIP ARRANGEMENT with a HOME BUILDER to complete the development. This property is just a short 20 minute drive to west Edmonton or about the same to the International Airport. Devon is 5 minutes across the river. This area is in the Graminia Community School Area(k to 9), school is 2 kms west. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Excellence



RE/MAX River City

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