



## Rural Sturgeon County Alberta

\$2,999,000

ATTENTION ROAD CONTACTORS, LANDSCAPE COMPANIES, AND ENTREPRENEURIAL ACREAGE LOVERS. RARE OPPORTUNITY to own 77.54 acres just minutes to St. Albert! This stunning property backs onto the Sturgeon River, has a beautiful custom built bungalow w. WALKOUT BSMT, four car garage AND large shop. The house has 3 + 2 bedrooms, high vaulted ceiling on main floor and custom oak trim. Big white country kitchen with large eating nook and access to deck w. view of private yard backing onto river. Fully dvpd bsmt w. in floor heating, 2 bedrooms, rec. room w. fireplace and full bathroom. LARGE SHOP WITH FENCED YARD. The land has 1.2 million tons of gravel (volume report available) plus clay and sand for extraction (with county permission). Rare opportunity for owner to extract gravel, contract professional company to extract it and receive royalties, and extract additional clay and sand (with county approval). (id:6769)

Family room 6.63 m X 3.63 m

Bedroom 4 4.38 m X 3.41 m

Bedroom 5 4.44 m X 3.63 m

Recreation room 6.1 m X 4.5 m

Utility room 2.48 m X 4.34 m

Living room 6.1 m X 4.39 m

Dining room 3.46 m X 3.69 m

Kitchen 4.59 m X 3.63 m

Primary Bedroom 4.39 m X 3.63 m

Bedroom 2 3.86 m X 3.62 m

Bedroom 3 3.71 m X 3.63 m

Storage 2.04 m X 1.46 m

Mud room 3.98 m X 1.79 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

**RE/MAX ELITE**

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