



## Rural Sturgeon County Alberta

\$1,790,000

City Water! Gateway Land to City!! 75 Acres Fronting on 97 Street, North ( Highway 28). Part of Prestige Sturgeon Valley!! South of Highway 37 ( Future Ring Road). Across Garrison Military Base! One of the Great holding property in greater Edmonton region. Build your Dream Home, Shop while awaiting the growth Municipal, city water line runs in front of the property. Very nominal connection fee to hook it. Highway frontage allows many discretionary usages within AG Zoning. In the Old Sturgeon County Valley Vision Land was designated as Light Industrial and Residential( See photo). Vendor's Financing option for the right buyer. (id:6769)

Listing Presented By:



Originally Listed by:  
Sutton Premiere Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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