



## Rural Sturgeon County Alberta

\$145,000

Build your dream home on this exceptional 1.08-acre lot in the desirable Casa Vista community. Surrounded by beautifully maintained properties, this neighborhood is known for its pride of ownership and peaceful setting. Perfectly positioned with a north-facing orientation and a gentle slope, this lot offers the potential for breathtaking views overlooking the scenic Sturgeon River valley. The river borders the eastern edge of the community, where residents enjoy access to walking trails and a multi-use tennis court that also accommodates basketball and ball hockey. Municipal water service is available, adding convenience as you plan and build your custom home. Located just 20 minutes from Edmonton with paved roads all the way, this property offers easy access to both Fort Saskatchewan and Gibbons while maintaining the tranquility of country living. A rare opportunity to create your dream home in a well-established community surrounded by natural beauty and recreational amenities. (id:6769)

Listing Presented By:



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RE/MAX Real Estate

<http://www.edmontonlakeproperty.com/>



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