



Rural Sturgeon County Alberta

\$825,000

Experience Country Living & Business Potential on this private setting, 153 Acre parcel located just 30 min from Edmonton, St. Albert & Fort Sask. This prime property offers 58 acres of cultivatable land, a MASSIVE, 10 000 sqft SHOP, and a well-kept, 2 bed, 2 bath, 942 sqft, Modular Home. Zoned AG, this property is ideal for Agriculture, Investment or Business use. The packed gravel driveway leads to the concrete apron of the impressive SHOP which offers 3 well-lit Bays w/ 12, 14 & 16 ft automatic doors, floor drains, 200 amp electrical service (3 panels), radiant & forced air heating, and a total of 5000 gal cistern water supply. The Shop is ideally equipped w/ a 3-pc Washroom w/ Shower, a Lunchroom/Boardroom. The upper floor features the Kitchen & Office Area, complimented by working counter space, sink, ample storage & cupboards. The Third Bay of the shop has a Welding Area adorned w/ metal panels & sufficient electrical and Mezzanine above. This property is also equipped w/ a Cell Phone Booster. (id:6769)

Living room 4.43 m X 4.34 m

Dining room 1.94 m X 2.96 m

Kitchen 2.49 m X 3.7 m

Primary Bedroom 3.65 m X 3.46 m

Bedroom 2 4.43 m X 2.98 m

Laundry room 1.83 m X 2.41 m

Listing Presented By:



Originally Listed by:
NOW Real Estate Group



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