



## Rural Sturgeon County Alberta

\$250,000

OPPORTUNITY KNOCKS! Rare chance to secure 4.2 private, treed acres outside of a subdivision with services already in place. Located just 7 km from Redwater and approximately 1 hour to downtown Edmonton, this property offers the space, privacy, and flexibility acreage buyers are searching for. Whether you're dreaming of building your forever home, creating a peaceful country retreat, or investing in land within the Heartland area, the groundwork has already been started. A MACHINE SHOP is on site, the well was drilled in 1978, and the sewer system has been replaced within the last 10 years--helping reduce the time and expense of starting from scratch. Existing buildings (excluding shop) are considered to have no value, allowing you to focus on the future potential. Take a drive and start imagining what you could create. (id:6769)

Listing Presented By:



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RE/MAX Real Estate

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



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