



Rural Sturgeon County Alberta

\$1,300,000

Rare 68-acre parcel just 1/2 km south of Villeneuve -- where opportunity meets Alberta's wide-open skies. With approx. 60 acres of producing land, a pond, and partial fencing already in place, this property is primed and ready. The hard work is done -- a driveway is established with additional 16 loads of gravel ready to spread and 3 loads of clay on site, stunning 20' custom metal gates frame your entrance, and a 20' sea can is included for immediate on-site storage. Dream big: build your custom home and shop, create the ultimate hobby farm or equestrian estate, or capitalize on a prime location along a major trucking corridor with Valid Alberta Transportation (A.T.) Permit. The possibilities are extraordinary. Strategically positioned with quick access to St. Albert, Hwy 16, and Spruce Grove -- plus school bussing to St. Albert. Whether you're an entrepreneur, equestrian, or visionary builder, this is the canvas you've been waiting for. Opportunity like this doesn't wait. Call today. (id:6769)

Listing Presented By:



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MaxWell Devonshire Realty

<https://www.lupulhomes.ca/>



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