



## Rural Sturgeon County Alberta

\$2,996,000

313.97 glorious acres \*OUT OF SUBDIVISION\* (NE 155.97 acres and NW 158 acres) offered for sale together or apart. \*LOCATION\* 15 minutes to Stony Plain, 20 minutes to St. Albert and 30 minutes to Edmonton!

Paradise found! Pristine rolling, treed land, already pioneered by the dream of a subdivision of old that was never seen through. Featuring an internal gravel-packed road system, formed ditches and rough estate lots, with wild berries, natural ponds, spruce, birch, and many plant species throughout. The possibilities for unique development are restricted, but endless! Design your dream retreat amid a breathtaking natural backdrop, where you can relax, enjoy outdoor adventures, or immerse yourself in nature. Perfect for a multi-generational family estate or two... Don't miss the opportunity to secure this prime paradise. Currently zoned agricultural. Each may be subdivided into three parcels, with county approval. Do not go directly, cattle grazing. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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



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