



Rural Sturgeon County Alberta

\$500,000

55.7 acres of subdividable Sturgeon County farmland in Riviere Qui Barre, ideally positioned 27 minutes to St. Albert and 27 minutes to Westlock, with quick access to Highway 44 and Edmonton's north end. Sturgeon County continues to see strong demand for country residential acreages, and this location between two growing centres makes it a standout candidate for a developer or long-term investor. Currently zoned [AG], subdivision subject to Sturgeon County approval buyers to verify. The land is currently in wheat and has been consistently cropped. It is a level, easily worked parcel with power at the property line and no existing improvements to work around. A clean canvas ready for its next chapter. Farm it, land bank it, or develop it. Whether you're expanding an existing operation or holding for the long term, acreage this close to St. Albert! (id:6769)

Listing Presented By:



Originally Listed by:
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