



54228 RR 245 Rural Sturgeon County AB

\$899,900

ENDLESS POSSIBILITIES on this 15 ACRE parcel right on the EDGE OF EDMONTON. Paved roads make for EASY ACCESS to Anthony Henday and All Amenities. ZONED AGRICULTURAL AND OUT OF SUBDIVISION. Allowable uses include building a Home, plus SECOND RESIDENCE, SHOP, RUN YOUR BUSINESS, Barn, Animals, and various types of Farming etc. Power and Gas at edge of Property. Most of land is in a Hay and Alfalfa mix with a large garden plot that has been worked over the years. Lease on cell phone tower generates \$13,860/yr. Don't miss out on this RARE OPPORTUNITY!

Listing Presented By:



Originally Listed by:
RE/MAX Elite

Mike@KinsellaSells.com
<http://www.KinsellaSells.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net