



RR 222 & TWP RD 534 Rural Strathcona County AB

\$1,700,000

SPECTACULAR VALLEY SETTING WITH THIS VERY SCENIC 160 ACRES JUST 10 MINUTES EAST OF THE BEVERLY BRIDGE. FEATURES GREAT BUILDING SITES WITH GREAT VIEWS OF THE VALLEY AND THE POINT AUX PINS CREEK BELOW. THE PROPERTY BORDERS THE BREMNER URBAN SERVICE AREA (15 ACRES ON THE SOUTH SIDE OF THE CREEK ARE ACTUALLY IN THE BREMNER URBAN SERVICE AREA). THE PROPERTY IS ALSO JUST 2 MILES NORTH OF ARDROSSAN WHICH BOASTS AN UP TO DATE RECREATIONAL COMPLEX AND AN ABUNDANCE OF NEWER HOME CONSTRUCTION. THE PROPERTY IS SUBDIVIDABLE INTO 2 PARCELS, BEST BUY IN THE AREA AT \$10,625 PER ACRE. The county has deemed the property an "Environmentally Significant Area": Means a landscape element or area with important and/or unique environmental characteristics essential to the long-term maintenance of biological diversity, soil, water or other natural processes. THERE WILL NEVER BE ANY SIGNIFICANT CONSTRUCTION OTHER THAN SINGLE FAMILY DWELLINGS-A GUARANTEE THAT THE HOMEOWNERS WILL ALWAYS ENJOY A QUIET SETTING.

Listing Presented By:



Originally Listed by:
NOW Real Estate Group

flemingsherwoodpark@gmail.com
<http://www.tomafleming.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net