



# 113 57303 Rge Rd 233 Rural Sturgeon County AB

\$129,000

Its Time To Build Your Custom Dream Home! Beautiful Lot on 2.64 acres in the Woodridge Subdivision in Sturgeon County. The Lot has a gentle slope in the land to the west making it a perfect location for a walk-out basement. The property backs onto environmental reserve & a new walking trail. Fenced perimeter, power pole in NE corner, treed on the SE corner, natural gas prepaid to building site. Plus the subdivision was just newly paved! Located only 13 min north of Gibbons & the New Tim Hortons, Independent Grocery Store, Gas Station, Restaurants, etc. Plus, Goose Hummock Golf Course is minutes away. You're only 30 mins north of Edmonton. "Enjoy Country Living At Its Best" GST may be applicable.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

[lisa.weishar@gmail.com](mailto:lisa.weishar@gmail.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)