



## Rural Strathcona County Alberta

\$389,000

Nice rolling property would be ideal for building a walkout with a view of your own spring fed pond! Located fairly close to Sherwood Park and Ardrossan, your development property or recreational base awaits! Featuring a drilled well, spring fed pond, natural gas service in place, and transformer on the pole, this property is an excellent opportunity with some work already done. Various topography includes a hillside location to a flat treed area... a few older outbuildings and storage seacans are included as well. The Front/south side along the roadside is treed with large mature spruce and there is already an approach put in. Best of all, there is no neighbors to the east but a 24 acre county reserve piece of land, to the north a farmers field. Property as is where is. (id:6769)

Listing Presented By:



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