



## Rural Sturgeon County Alberta

\$475,000

Amazing location for brand new home. Direct access on paved highway to St. Albert 10 min. & west Edmonton 10 min. thru Yellowhead Hwy. There are a few acres naturally set up for a walk out basement style home. Your view could be a creek and natural wetlands out your back door. Golf a lot; Deer Meadows Golf Course is approx. 1 km away. The property receives revenue from Altalink Management for powerline passing by the property, \$438/yr. Atim Creek, which is nearby, is frequently tested as a part of the Provincial Park, the results show potable water. This property is alongside the tip of the Lois Hole Centennial Provincial Park. In picture #2 there is an orange triangle showing this sliver of the park separating this property from the one to the south. No immediate neighbors. Natural gas line passes through the north side. (id:6769)

Listing Presented By:



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