



Rural Parkland County Alberta

\$499,900

10.1 ACRES OUT OF SUBDIVISION! The property has excellent residential and business potential. The proximity to a major highway, combined with ample parking space, makes it highly attractive to individuals in the trucking industry. 3,500 sq ft outbuilding features a dedicated transformer, a 400 Amps power service, a gas line, and a constant-pressure water system connected to a well. The building can be easily converted from its current form into an insulated shop with an overhead door. In its current condition, it could easily be used as a woodworking or metalworking shop. Or to keep horses or cattle. The property offers a unique opportunity to live in a pastoral, private setting, just minutes from all the imaginable amenities offered in Spruce Grove/Stony Plain, and 20 minutes from west Edmonton. The previous owners were equestrians, which is another potential use. From a small farm business to an RV storage site, the possibilities are nearly endless. On school bus route and has its own mail box! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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