



## Rural Sturgeon County Alberta

\$895,000

160 +/- Acres of mostly Pasture land with \$21,144.00+/- in yearly lease revenue. The 2223 sq/ft home is on a newer foundation. The Main Floor has the Primary Bedroom, Two Bathrooms, Two Kitchens, and Living room. The Upper Level has Two more Bedrooms, with Two other rooms that can be used as bedrooms. The Basement is Unfinished holds Two Furnaces, is plumbed for in-floor heat, and ready to be taken in any direction. This property could tend to many different uses with lots of trees for privacy and wildlife. Pasture Available Immediately and No Animals have been on the land in 2025. 160 acres across road available as well. (id:6769)

Living room 9.98 m X 3.89 m

Kitchen 4.35 m X 2.34 m

Primary Bedroom 5.84 m X 3.58 m

Bonus Room 5.18 m X 4.03 m

Second Kitchen 4.34 m X 2.32 m

Family room 4.72 m X 2.86 m

Den 4.72 m X 2.9 m

Bedroom 2 3.35 m X 3.26 m

Bedroom 3 3.33 m X 3.26 m

Listing Presented By:



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