



## Rural Sturgeon County Alberta

\$75,000

LOT 1 - L shaped plot of 2.47 acres with gentle slope + potential for home with possible walkout basement. Situated across from protected lands classified as RESERVE, it is rare + reassuring to know views will remain natural, unobstructed with no future development to spoil your privacy. This L-shaped configuration runs from Rge Rd 230 to Zahar Dr. so maximize your usable space. Building opportunity to create your own place that meets personal wants + needs. Bring a HOME, make the most of mature environment, take advantage of terrain with its excellent drainage + natural elevation. Also, a Real Estate investment opportunity in an acreage with great potential for future homsite. Experience country living with wide-open skies + nature right at your doorstep, just a short drive to GIBBONS or REDWATER. Easy access to HIGHWAY 28 + several local Plant facilities. Daily commute to Fort Sask, Edmonton. St. Albert. GST maybe Applicable. Older barn on site of no value. Adjacent Lot 2 also on MLS. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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