



## NE 26 62 1 W4 RGE RD 411A Rural Bonnyville M.D. AB

\$550,000

124 Acres with an ASP in place, only Few minutes drive to Cold Lake, and Cherry Grove hamlet! Great location to build your own home and farm, with big frontage on range road 411. Very close distance to the ski hill and French Bay for swimming/camping/fishing/boating, which makes it a great investment for a developer interested in subdividing and selling the lots, or building and selling homes. Property has been conditionally approved for phase 1 to subdivide 22 lots and a structural plan ASP is available for the subdivision. Some roads have been constructed. Great location just north of Legends and Cherry Ridge subdivisions and minutes from all amenities. SUBDIVIDE or BUILD YOUR DREAM FARM HOME ! GST may be applicable

Listing Presented By:



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