



## Edmonton Alberta

\$1,999,900

Great investment opportunity for this 78.58-acre parcel of land located in the city of Edmonton that includes a 1087 square foot bungalow with attached oversized garage on municipal water, heated shop, concrete floor barn, triple detached garage, and many rentable outbuildings. Income is also generated from oil well pump jacks on this parcel. Perfect long-term hard asset investment potential for future development as southwest Edmonton expands. The property is close in proximity to North Saskatchewan River Valley; 12 minutes to Edmonton International Airport (YEG), 8 Minutes to Leduc, 7 minutes to Rabbit Hill Snow Resort and 4 minutes to Devon. Seller is open to selling the adjacent 77.59 Acres of farmland. Buyers to confirm information during their due diligence. Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence. Seller will entertain a Vendor Take-Back Mortgage (id:6769)

Other 3.9 m X 3.66 m

Other 3.9 m X 3.71 m

Recreation room 5.67 m X 5.4 m

Living room 6.65 m X 3.75 m

Dining room 1.99 m X 3.24 m

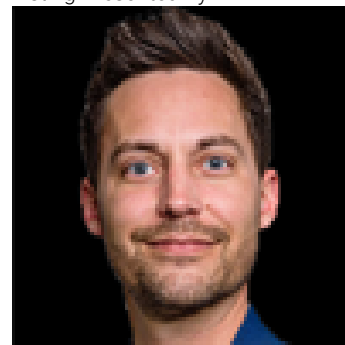
Kitchen 3.28 m X 3.23 m

Primary Bedroom 3.37 m X 3.97 m

Bedroom 2 2.56 m X 2.92 m

Laundry room 2.74 m X 3.97 m

Listing Presented By:



Originally Listed by:  
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**RE/MAX Excellence**

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