



## St Albert Alberta

\$1,150,000

Recently Annexed Acreage in NE St. Albert This heavily treed 9.21-acre property offers a rare chance to enjoy country living right within city limits. Located in northeast St. Albert, just 1 km east of Costco (as the crow flies), the land combines privacy, space, and convenience. The property includes an older home, multiple outbuildings, and two large shops measuring 24 x 46 and 26 x 60. Full services are already in place, along with a spacious cleared building site surrounded by mature trees, ideal for creating your dream home. Zoning allows for several discretionary uses, including a home-based business, making this a flexible option for both personal and investment use. There's also an added bonus for investors: the property currently generates \$2,500 per month in income. Situated across from Erin Ridge North and just one block from established development, this location offers strong future potential while still delivering a quiet, private setting (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
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