



## Rural Sturgeon County Alberta

\$519,700

RARE OPPORTUNITY - 10.89 ACRES! Ideally located just minutes from Edmonton, Fort Saskatchewan and Gibbons, prime acreage offers incredible potential for country living with room to grow. Only one mile off pavement, the property has services at the road and the option to tie into the municipal waterline that runs along the south boundary. The land is level, fully fenced and cross-fenced, and features a year-round dugout. Ready for a variety of uses. Zoned AG-Minor, the parcel allows for up to 2 accessory dwelling units, shop of up to 5,000 square feet, and both Level 1 and Level 2 home-based businesses. Agricultural possibilities are endless whether you're envisioning an equestrian facility, market garden, or space for landscaping or contractor services. This is the perfect place to build your dream home, establish your business, enjoy the freedom of nearly 11 acres. Fort In View Golf Course is just 3 minutes down the road (id:6769)

Listing Presented By:



Originally Listed by:  
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