

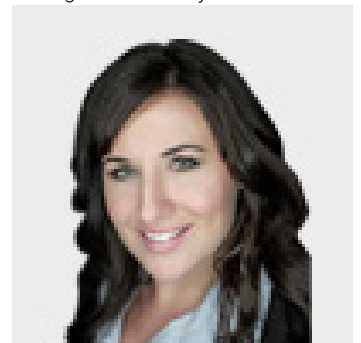


0 Community Lane Saprae Creek Alberta

\$1,500,000

OWN THIS 70.67-ACRE PRIVATE PIECE OF PARADISE BACKING THE GOLF COURSE IN SAPRAE CREEK. This parcel of land represents the only opportunity in the Fort McMurray area to develop a huge lot or subdivide into up to as many as 33 lots. The scarcity of this type of lot availability provides a rare opportunity for the country residential lifestyle you have been waiting for. This massive lot is nestled in a secluded and private country residential setting where residents relish the calm in the close-knit hamlet of Saprae Creek. It is quiet by design and a location with a robust and active outdoor lifestyle. Saprae Creek is home to many recreational attractions including Vista Ridge, a popular all-season recreation facility that offers skiing, snowboarding, downhill tubing, a wild play element park, mountain biking and quadding trails in the summer. Points West Trails is nearby, available for non-motorized and motorized recreational sports, including hiking, biking and cross-country skiing. The residents of Saprae Creek enjoy a playground, an Olympic-sized outdoor skating rink, a baseball diamond with bleachers, a volleyball court and basketball nets. Rotary Links Golf Course with 9 spectacular holes completed and available to the public. Master plan construction is currently underway with an anticipated 18-hole slated to open in Spring 2023. More Saprae Creek activities include extensive snowmobile trails; nearby Clearwater Horse Club, and many special interest and sporting groups where neighbours come together to participate in yoga classes, family movie nights and other fun events. (id:6769)

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