$475,000 - Sas RI H (sw Part), Rural Sturgeon County
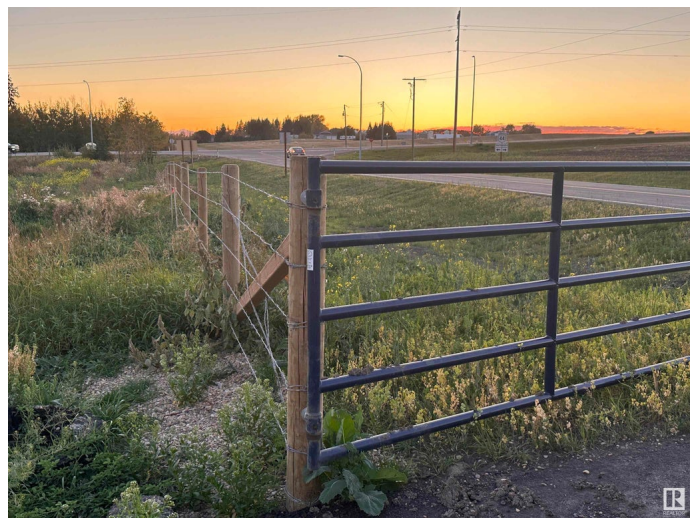
MLS® #E4413923

$475,000
0 Bedroom, 0.00 Bathroom,
Rural on 6.16 Acres

None, Rural Sturgeon County, AB

Amazing location for brand new home. Direct access on paved highway to St. Albert 10 min. & west Edmonton 10 min. thru Yellowhead Hwy. There are a few acres naturally set up for a walk out basement style home. Your view could be a creek and natural wetlands out your back door. Golf a lot; Deer Meadows Golf Course is approx. 1 km away. The property receives revenue from Altalink Management for powerline passing by the property, $438/yr. Atim Creek, which is nearby, is frequently tested as a part of the Provincial Park, the results show potable water. This property is alongside the tip of the Lois Hole Centennial Provincial Park. In picture #2 there is an orange triangle showing this sliver of the park separating this property from the one to the south. No immediate neighbors. Natural gas line passes through the north side.

Essential Information

MLS® #	E4413923
Price	$475,000
Bathrooms	0.00
Acres	6.16
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Sas Rl H (sw Part)
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0L6

Exterior

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Flat Site, Golf Nearby, Shopping Nearby, Stream/Pond, Street Lighting

Additional Information

Date Listed	November 18th, 2024
Days on Market	138
Zoning	Zone 70