

\$2,996,000 - Hwy 779 Twp 544, Rural Sturgeon County

MLS® #E4435399

\$2,996,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 313.97 Acres

None, Rural Sturgeon County, Alberta

313.97 glorious acres *OUT OF SUBDIVISION* (NE 155.97 acres and NW 158 acres) offered for sale together or apart. *LOCATION* 15 minutes to Stony Plain, 20 minutes to St. Albert and 30 minutes to Edmonton! Paradise found! Pristine rolling, treed land, already pioneered by the dream of a subdivision of old that was never seen through. Featuring an internal gravel-packed road system, formed ditches and rough estate lots, with wild berries, natural ponds, spruce, birtch, and many plant species throughout. The possibilities for unique development are restricted, but endless! Design your dream retreat amidst the breathtaking natural backdrop, where you can indulge in relaxation, engage in outdoor adventures, or immerse yourself in the wonders of nature. Perfect for a multi-generational family estate or two... Don't miss the opportunity to secure this prime paradise. Currently zoned agricultural. Each may be subdivided into three parcels, with county approval. Do not go directly, cattle grazing. (id:6289)



Essential Information

Listing #	E4435399
Price	\$2,996,000
Bathrooms	0.00
Acres	313.97
Type	Vacant Land

Community Information

Address	Hwy 779 Twp 544
Subdivision	None
City	Rural Sturgeon County
Province	Alberta
Postal Code	T0G0J0

Amenities

Amenities	Golf Course
Features	Private setting

Listing Details

Listing Office RE/MAX PREFERRED CHOICE



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