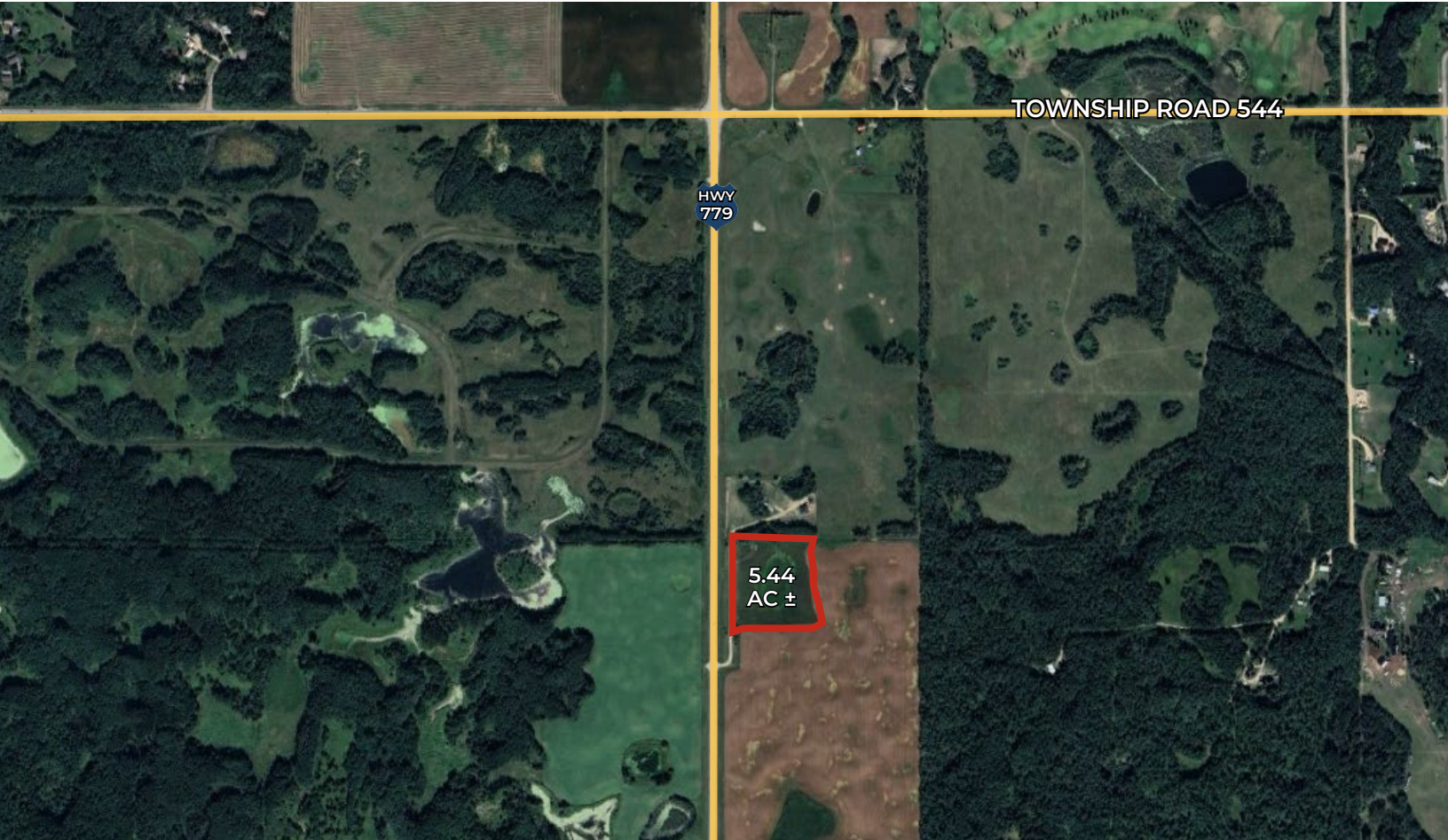


FOR SALE

STURGEON COUNTY LAND

Highway 779 & South of TWP 544, Sturgeon County, AB



HIGHLIGHTS

- 5.44-acre ± site for building your dream home
- Rural, private setting with plenty of space for yard, gardens, or hobby farming
- Service road access off Highway 779 and Highway 37
- Convenient drive times to Stony Plain, Spruce Grove, and St. Albert

ERIC STANG

Partner, Associate
780.667.9605
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JOANNA LEWIS

Senior Transaction Manager
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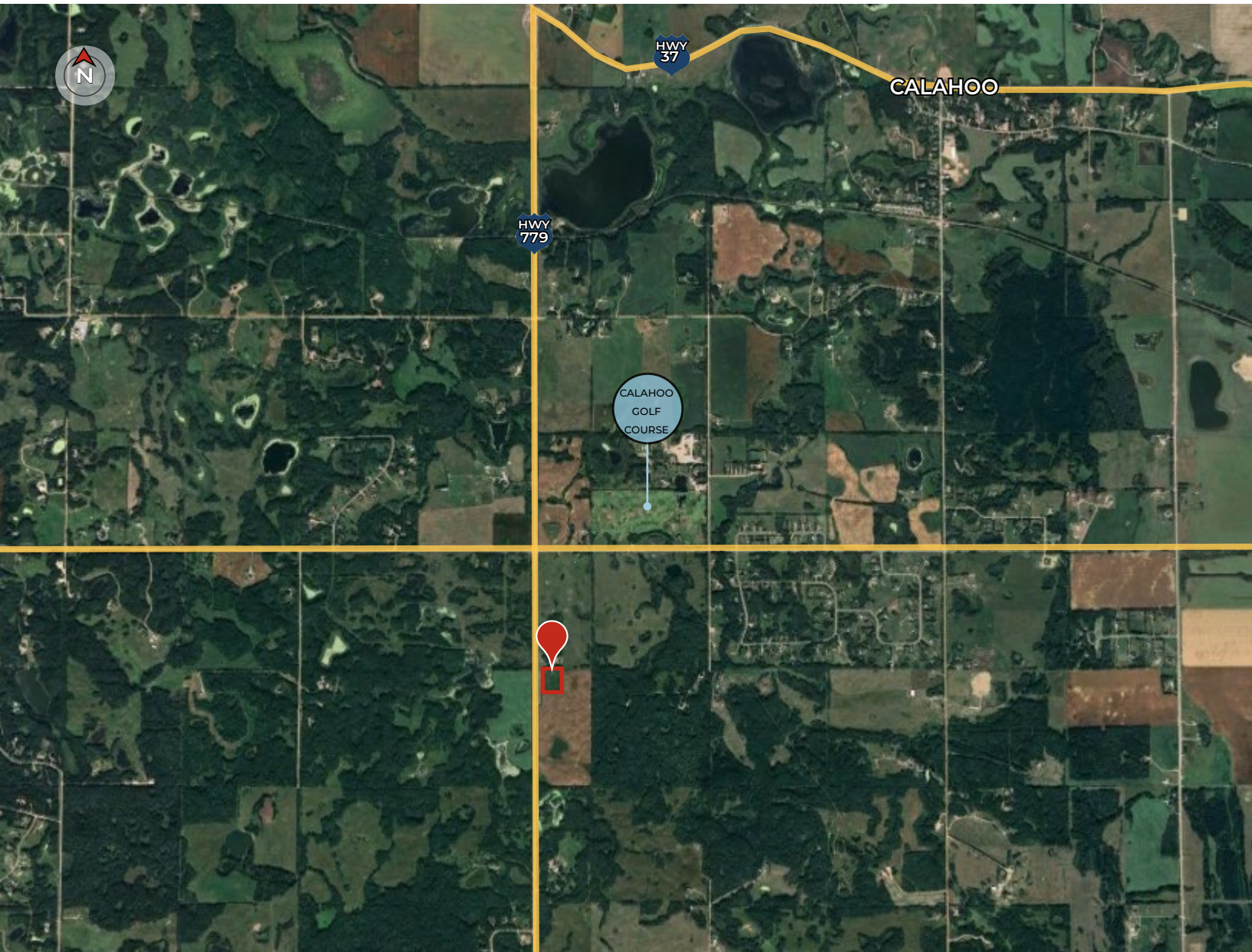


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale | 5.44 ac ± in Sturgeon County, AB



Property Details & Financials

MUNICIPAL ADDRESS	Highway 779 & South of TWP 544, Sturgeon County, AB
LEGAL DESCRIPTION	Plan: 0425990; Block: 1; Lot: 1
TYPE OF PROPERTY	Land
CURRENT ZONING	AG (Agriculture)
SIZE	5.44 Acres ±
SALE PRICE	\$245,000
PROPERTY TAXES	TBD



DRIVE TIMES:

- 13 MINS TO STONY PLAIN
- 18 MINS TO SPRUCE GROVE
- 20 MINS TO ST. ALBERT
- 40 MINS TO EDMONTON CITY CENTRE

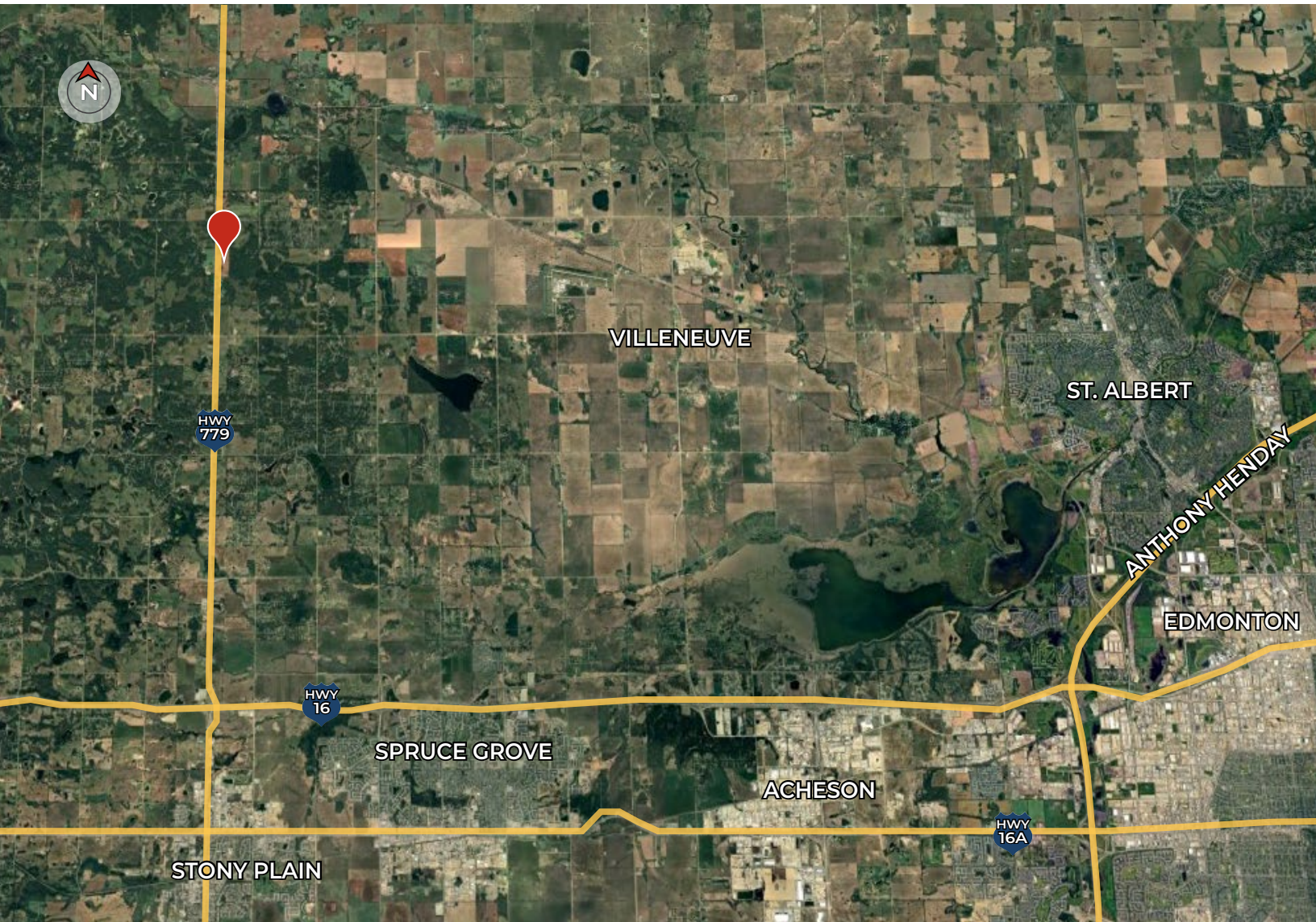


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Property Location | 5.44 ac ± in Sturgeon County, AB



CONTACT OUR TEAM:



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