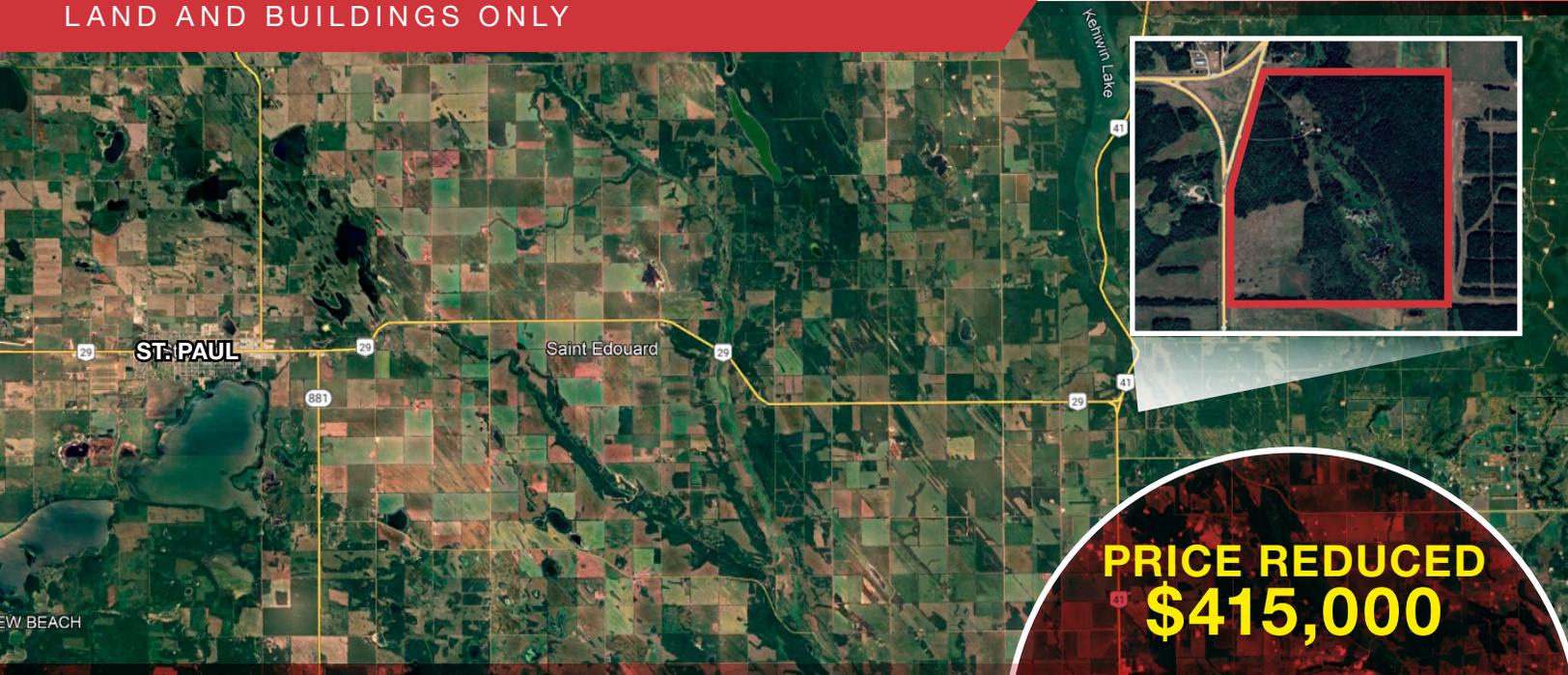


COURT ORDERED SALE

NAI Commercial

151.39 ACRES±
LAND AND BUILDINGS ONLY



PRICE REDUCED
\$415,000

57527A AB-41 | COUNTY OF ST. PAUL, ALBERTA | 151.39± ACRES LAND PARCEL

PROPERTY HIGHLIGHTS

-  **Two Homes on 151.39 Acres±**
 - Minutes from Elk Point
 - Upgraded homes - ideal for multi-family living, rental, or B&B use
-  **Main Home: 1,016 SF± Walk-Out Bungalow (1989)**
 - 3 bed / 2 bath with attached garage
 - 2-sided fireplace, large primary suite, light-filled living space
 - Fully finished basement with 2 beds, 4pc bath, family room & private deck
-  **Second Home: 720 SF± Bungalow (1945)**
 - 2 bed / 1 bath with original hardwood, wood stove, & vintage charm
 - Bright kitchen with gas stove & updated cupboards
-  **Extras**
 - Shop (2018), sheds, granaries
 - Fenced



RESIDENCE #1



RESIDENCE #2



STORAGE

VINCENZO CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com

The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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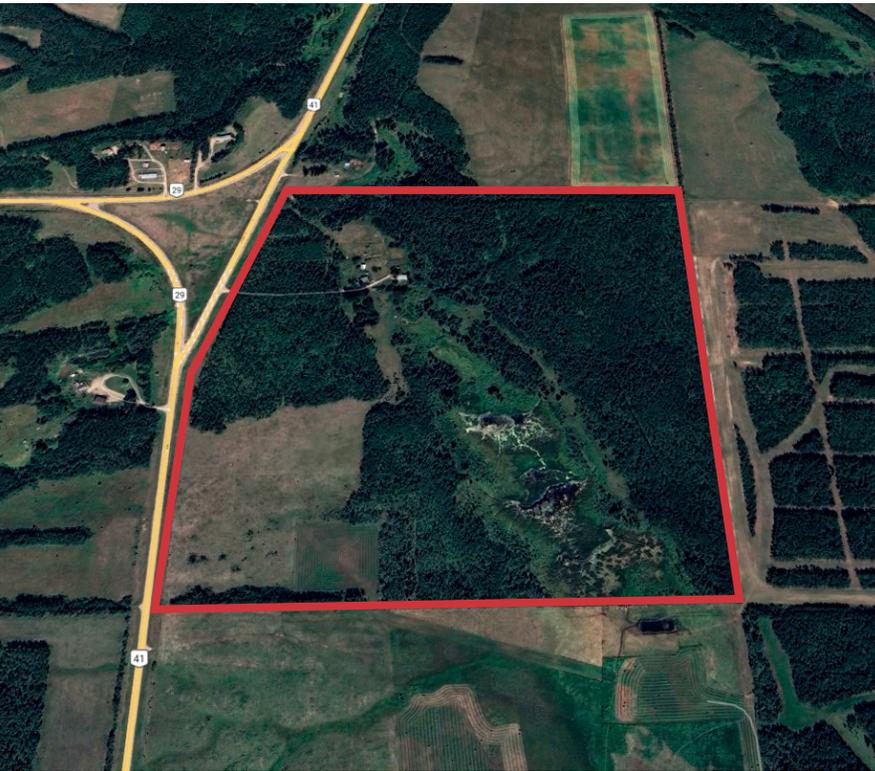
COURT ORDERED SALE

151.39 ACRES±, LAND AND BUILDINGS ONLY

57527A AB-41 | COUNTY OF ST. PAUL, ALBERTA

ADDITIONAL INFORMATION

PURCHASE PRICE	\$440,000 (\$2,906/acre) \$415,000 (\$2,741/acre)
LEGAL DESCRIPTION	NW 31-57-6-W4, County of St. Paul, AB
ZONING	A - Agricultural
SIZE	151.39 acres±
OUTBUILDINGS	Residence #1: 1,016 sq.ft.± (built in 1989) Residence #2: 720 sq.ft.± (built in 1945) Storage: 20'x20' (built in 2018)
PROPERTY TAXES	\$2,534.65 (2025)



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7343 VC25