

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

C 780.667.9605

eric@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager

T 780.423.7580

joanna@royalparkrealty.com

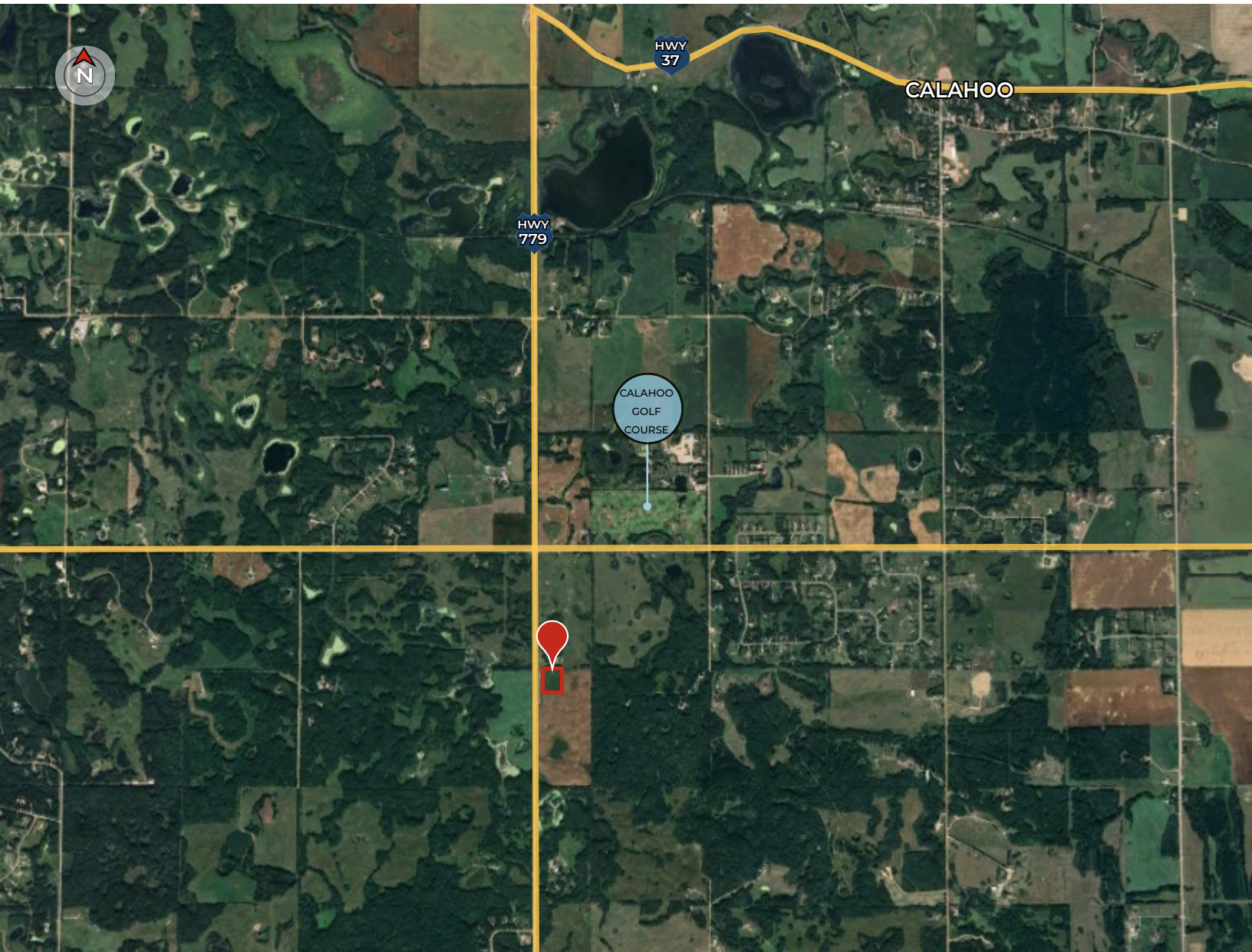


ROYAL PARK
REALTY™

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 \$1,632.96/year



DRIVE TIMES:

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

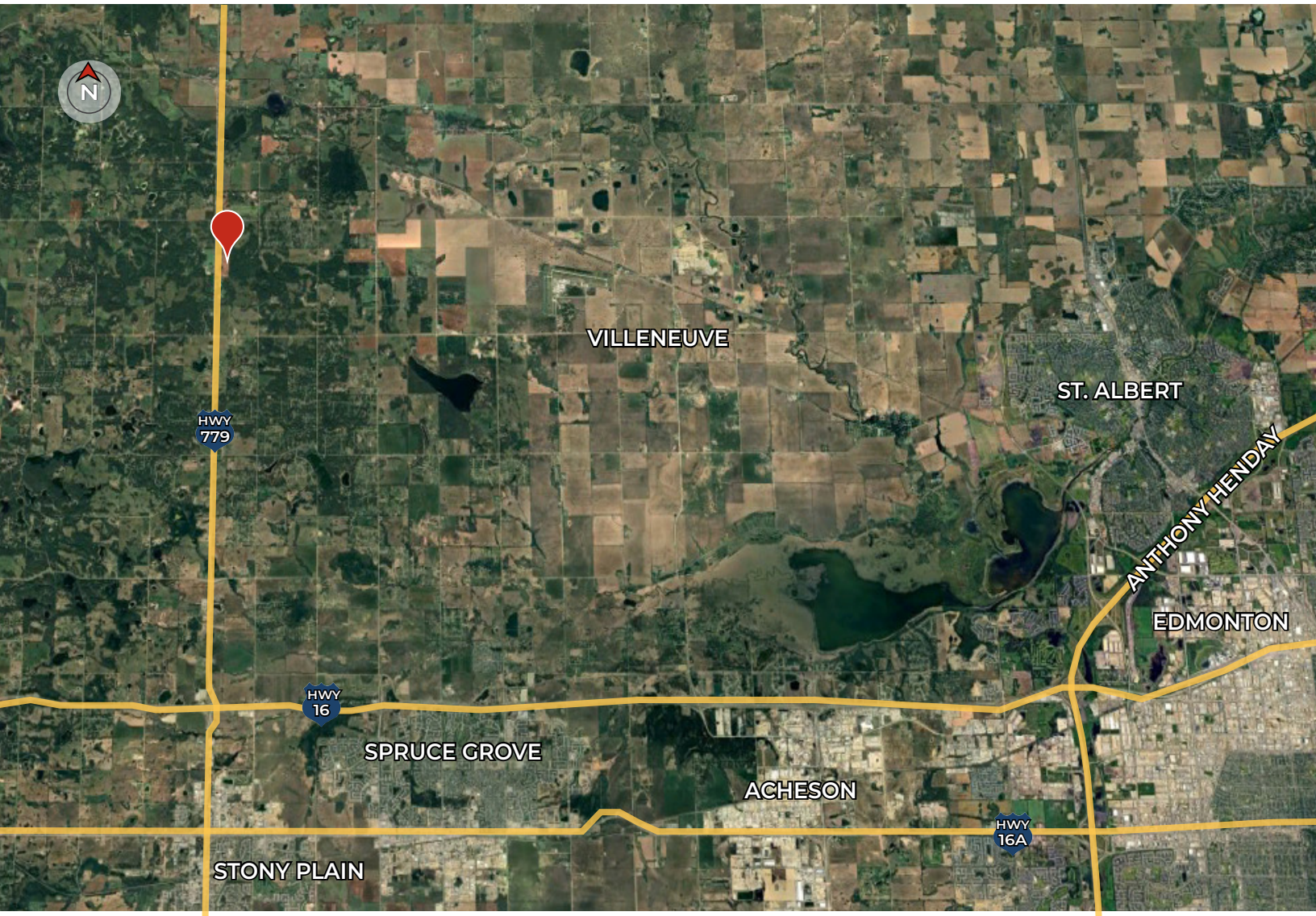


**ROYAL PARK
REALTY™**

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

royalparkrealty.com

Property Location | 5.44 ac ± in Sturgeon County, AB



CONTACT OUR TEAM:



ERIC STANG

Partner, Associate
780.667.9605
eric@royalparkrealty.com



JOANNA LEWIS

Senior Transaction Manager
780.423.7580
joanna@royalparkrealty.com



**ROYAL PARK
REALTY™**

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

royalparkrealty.com