

# 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  
eric@royalparkrealty.com

#### JOANNA LEWIS

Senior Transaction Manager  
780.423.7580  
joanna@royalparkrealty.com

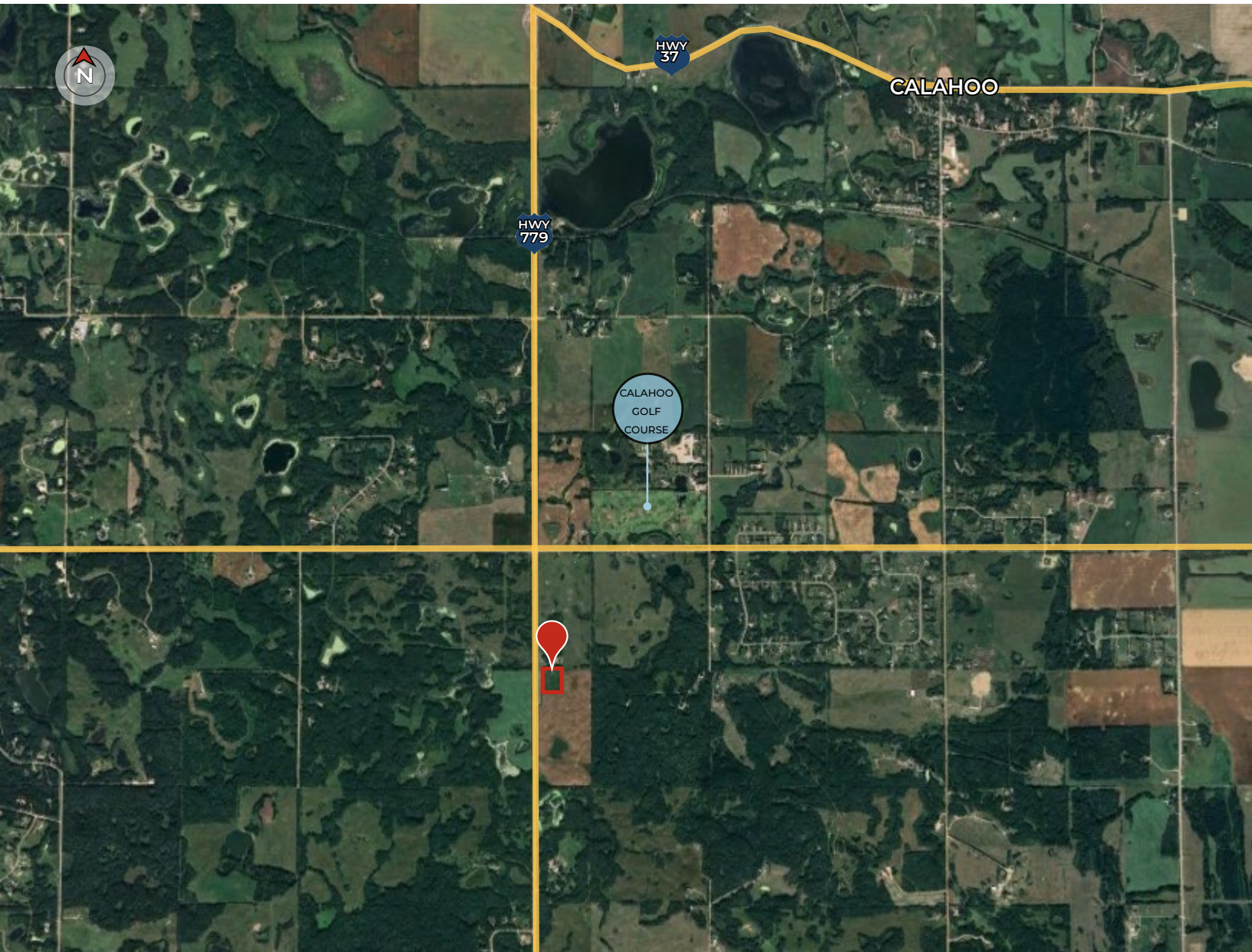


ROYAL PARK  
REALTY™

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

royalparkrealty.com

**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 ( <a href="#">Agriculture</a> )
SIZE	5.44 Acres ±
SALE PRICE	<b>\$245,000</b>
PROPERTY TAXES	\$7,155.87/yr (2025)



### DRIVE TIMES:

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

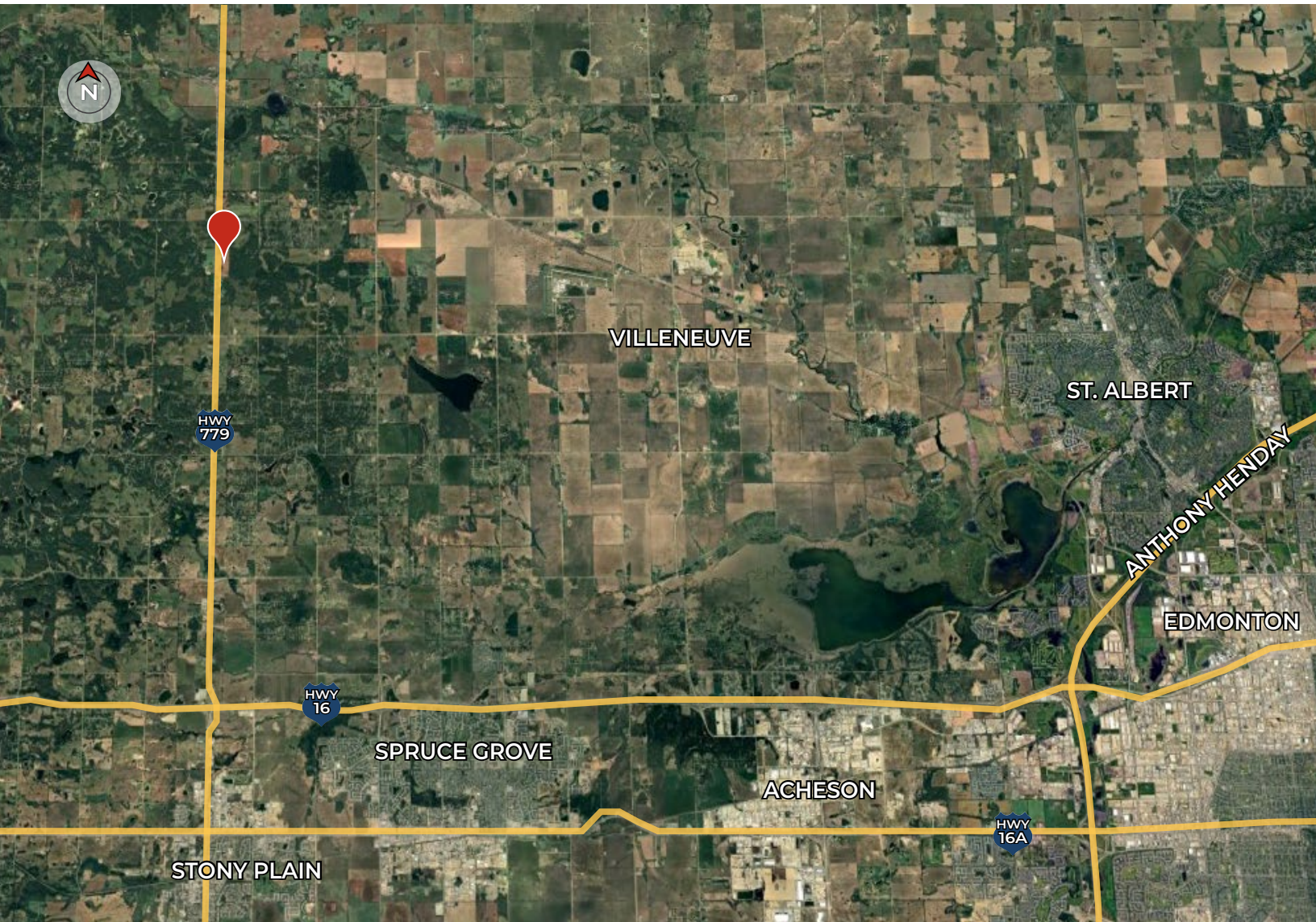


**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://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, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)