



Rural Strathcona County/ AB/ NONE

LP: \$895000

0 0 RD T8G 2B4

MLS#: E1006966

Status:	Active	Prop Type:	Land (Commercial)	Tran Type:	For Sale
Total Acres:	76.850	Zone:	60		
Land Size SF:	3,347,585	Land Use:	Agricultural Dist		
Zoning:		Lot Frntg:	1,320	Occupancy:	Vacant
Linc/PID:	0031034093	Lot Depth:	2,640		

Public Remarks:

Build your dream home on 76 acres of gorgeous rolling land in a great location with privacy and easy access to Fort Saskatchewan and Sherwood Park. Several building sites with a view! This land has a unique opportunity to subdivide, as it has already been through 1st and 2nd hearings at Strathcona County and has complete engineered testing, road design and drafting to complete a subdivision of 5 lots between 9 and 20 acres.

Informational Remarks:

Gross Tax/Yr: \$ 99 / 2007
Tax Roll:

Mk Val Assmt:
Assmt Year:

LseTyp/SubLse:
Lease \$/SqFt: \$ 0.00
Lse Incentives:
Lse Op Costs SF: 0.00

Lse Term/Rem:
Lse Renew Mo Prd:
Lse Measure:
Lse Op Costs Inc:

Owner Interest: Freehold
Poss Dt/Notes: 15 Days - NEG
Restrictions: None Known
Reports Avail:

RPR Survey: N
RPR Yr:
Env Asmt Phs: None
Access/Loc:
Site Services: No Services

Site Influence:

Water Supply:

Prop Contracts:

CLI Soil Class:

Sale Price per Sq Ft: Sale Price per Acre:

Legal Desc: Plan: 0522089 Blk: 1 Lot: 1 Meridian: 4 Range: 21 Town: 54 Sect: 3 Qtr: SE

Directions: Hwy 16 E, turn L RR213, turn R TWP 540. Property E side Gunmanor Estates