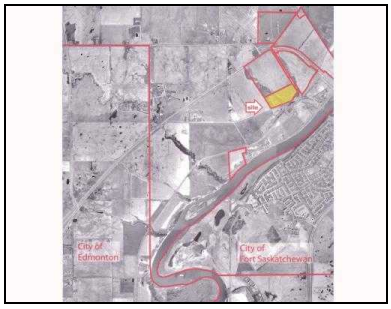

Rural Sturgeon County/ AB/ None — **LP: $2000000**

PART RIVERLOT 28 BB T8L 2N6 — **MLS#: E1006813**

Status:	Active	Prop Type:	Land (Commercial)	Tran Type:	For Sale
Total Acres:	48.900	Zone:	60		
Land Size SF:	2,130,084	Land Use:	Agricultural Dist		
Zoning:		Lot Frntg:	0	Occupancy:	Vacant
Linc/PID:	0013850623	Lot Depth:	0		

Public Remarks: On the North Saskatchewan River, this 48.9 Acres of land is in an excellent location with privacy and only minutes from Fort Saskatchewan and North Edmonton. Northeast waterboard line and sanitary trunk line within 25 yards. Great features of land include a beautiful ravine running through the middle and excellent views of the valley.

Informational Remarks:

Gross Tax/Yr: $ 102 / 2006
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: 30 Days - NEG
Restrictions: None Known
Reports Avail:

RPR Survey: N
RPR Yr:
Env Asmt Phs: None
Access/Loc:
Site Services: Sanitary Sewer

Site Influence:

Water Supply:

Prop Contracts:

CLI Soil Class:
Sale Price per Sq Ft:
Sale Price per Acre:

Legal Desc: Meridian: 4 Range: 23 Town: 54 Sect: 28 PartQtr: RL

Directions: 1 km North of Fort Saskatchewan, West on Lamoureux Road, 1 km

Listing Courtesy of: RE/MAX REAL ESTATE