

\$75,000 - Lot 1 Zahar Dr 57202 Rg Rd 230, Rural Sturgeon County

MLS® #E4426290

\$75,000

0 Bedroom, 0.00 Bathroom,
Rural on 2.47 Acres

Austin Acres, Rural Sturgeon County, AB

LOT 1 - L shaped plot of 2.47 acres with gentle slope + potential for home with possible walkout basement. Situated across from protected lands classified as "RESERVE", it is rare + reassuring to know views will remain natural, unobstructed with no future development to spoil your privacy. This L-shaped configuration runs from Rge Rd 230 to Zahar Dr. so maximize your usable space. Building opportunity to create your own place that meets personal wants + needs. Bring a HOME, make the most of mature environment, take advantage of terrain with it's excellent drainage + natural elevation. Also, a Real Estate investment opportunity in an acreage with great potential for future home site. Experience country living with wide-open skies + nature right at your doorstep, just a short drive to GIBBONS or REDWATER. Easy access to HIGHWAY 28 + several local Plant facilities. Daily commute to Fort Sask, Edmonton. St. Albert. GST maybe Applicable. Older barn on site of no value. Adjacent Lot 2 also on MLS.



Essential Information

MLS® #	E4426290
Price	\$75,000

Bathrooms	0.00
Acres	2.47
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Lot 1 Zahar Dr 57202 Rg Rd 230
Area	Rural Sturgeon County
Subdivision	Austin Acres
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N6

Exterior

Exterior Features	Sloping Lot, Partially Fenced
-------------------	-------------------------------

Additional Information

Date Listed	March 18th, 2025
Days on Market	18
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 1:17am MDT