

\$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

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|--------|----------|
| MLS® # | E4426290 |
| Price | \$75,000 |

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|-----------|-----------------|
| 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

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| Date Listed | March 18th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 60 |

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Listing information last updated on April 4th, 2025 at 2:02pm MDT