

# \$475,000 - 26505 Meadowview Drive, Rural Sturgeon County

MLS® #E4413923

**\$475,000**

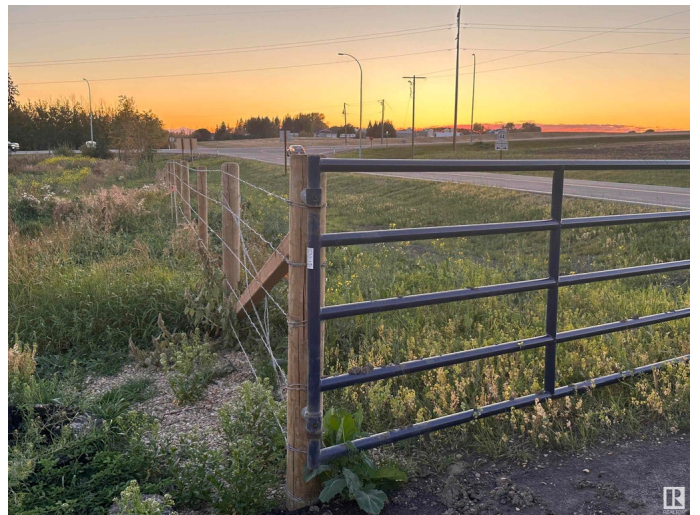
0 Bedroom, 0.00 Bathroom,  
Rural on 6.16 Acres

None, Rural Sturgeon County, AB

Amazing location for brand new home. Direct access on paved highway to St. Albert 10 min. & west Edmonton 10 min. thru Yellowhead Hwy. There are a few acres naturally set up for a walk out basement style home. Your view could be a creek and natural wetlands out your back door. Golf a lot; Deer Meadows Golf Course is approx. 1 km away. The property receives revenue from Altalink Management for powerline passing by the property, \$438/yr. Atim Creek, which is nearby, is frequently tested as a part of the Provincial Park, the results show potable water. This property is alongside the tip of the Lois Hole Centennial Provincial Park. In picture #2 there is an orange triangle showing this sliver of the park separating this property from the one to the south. No immediate neighbors. Natural gas line passes through the north side.

## Essential Information

MLS® #	E4413923
Price	\$475,000
Bathrooms	0.00
Acres	6.16
Type	Rural
Sub-Type	Vacant Lot/Land



Status Active

### Community Information

Address 26505 Meadowview Drive  
Area Rural Sturgeon County  
Subdivision None  
City Rural Sturgeon County  
County ALBERTA  
Province AB  
Postal Code T8T 0L6

### Exterior

Exterior Features Airport Nearby, Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Flat Site, Golf Nearby, Shopping Nearby, Stream/Pond, Street Lighting

### Additional Information

Date Listed November 18th, 2024  
Days on Market 114  
Zoning Zone 70

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Listing information last updated on March 12th, 2025 at 2:32pm MDT