

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

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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 its 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	33
Zoning	Zone 60

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Listing information last updated on April 20th, 2025 at 12:47pm MDT