

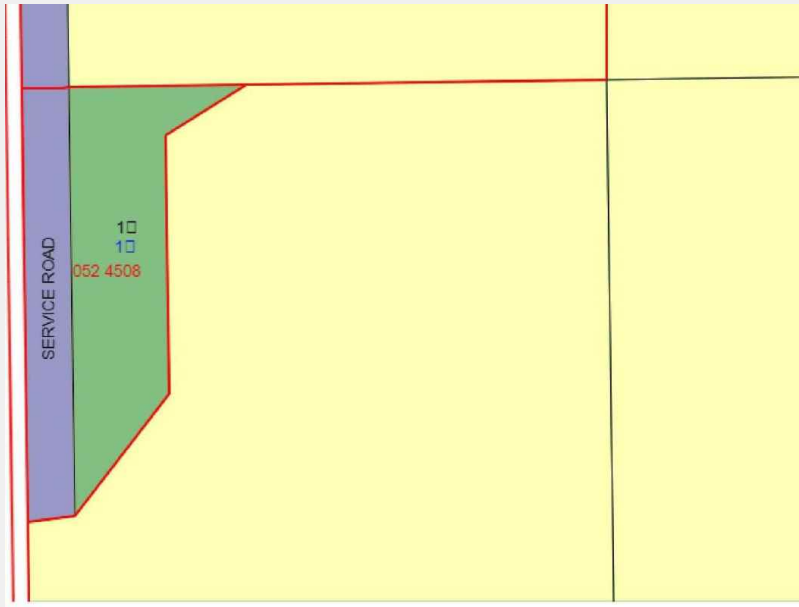


# Kenneth A. Poffenroth

Accredited Land Consultant

RE/MAX real estate central alberta  
# 101, 5035- 50th Street  
Lacombe, AB

Office: (403) 782-4301  
Fax: (403) 782-2285  
kenp@remax.net  
www.kenpoff.ca



**\$94,000 | 3.64 Ac | Land**  
Stony Plain, AB

Treed lot 15 +/- km north of Stony Plain ~ 3.64 Ac parcel totally treed lot located adjacent to Hwy 779 just north of the intersection at Hwy 633. Unique to this parcel is a 30 M service road dedication that runs parallel and between the east boundary of Hwy 779 and the west boundary of the parcel. The access approach is from Hwy 779 across the service road dedicated portion to the west boundary of the parcel. The east boundary generally follows the creek bed of the water course on the east side of the treed area. The challenge for this parcel is establishing a building. In consultation with Sturgeon County, there is a good possibility to obtain a relaxation on setback requirements for any building development that fits the characteristics of the property, limited as they may be. Alternatively, this property has great possibilities for a weekend recreational site. There are (2) additional parcels in the same portion S-1/2-13-54-28-W4M that are also for sale and listed separately. More property info will be available on the realtor website.

## Listing Details

<b>PROPERTY ID #:</b>	17988-CM
<b>PRICE:</b>	\$94,000
<b>PROPERTY TYPE:</b>	Land
<b>LAND SIZE:</b>	3.64 Ac
<b>MUNICIPALITY / COUNTY:</b>	Sturgeon County
<b>PROVINCE:</b>	Alberta
<b>WATERFRONT:</b>	No Unknown
<b>POSTAL CODE:</b>	T0E 1V0

## Residence Remarks

<b>PRIMARY RESIDENCE:</b>	No residence
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## Property & Land Remarks

<b>DIRECTIONS:</b>	From town of Stony Plain: 15 +/- Kms straight north on Sec Hwy 779; from the intersection of SH 633 the parcel is approx. 600 Meters north on the east side of the Hwy.
<b>ACCESS:</b>	Access is from Sec Hwy 779
<b>PROPERTY LEGAL DESCRIPTION:</b>	Pt-SW-13-54-28-W4M – 3.64 Ac and/or Plan 052-4508 Bk 1 Lot 1
<b>LAND SIZE:</b>	3.64 Ac

## How to View

<b>HOW TO VIEW:</b>	This is a vacant parcel and as such no appointment for viewing is required. Do not access the property without permission text or call requests to 403-350-0971 Ken!
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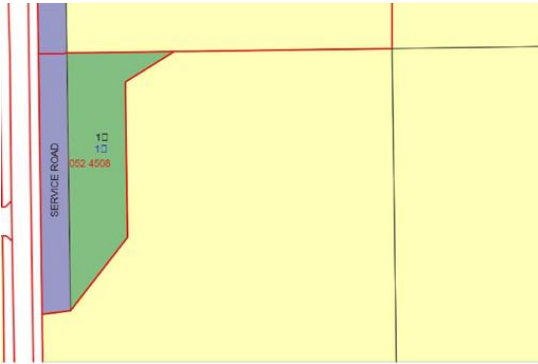
**On Sh 779 # On Rural Sturgeon County, AB T0E 1V0**

**Land**  
**Active**

**A2081133**

W: 4 R: 28 T: 54 S: 13 Q: SW **DOM:** 223  
**PD:**

**LP:** \$94,000.00  
**OP:** \$99,000.00



**Class:** Residential Land  
**County:** Sturgeon County  
**City:** Rural Sturgeon County  
**Levels:**  
**Subdivision:** NONE  
**Possession:** 30 Days / Neg  
**LINC#:** [0031233588](#)  
**Outbuildings:**  
**Rd Frontage:**  
**Zoning:** Ag  
**Legal Desc:** Pt-SW-13-54-28-W4M  
**Legal Pln:** 0524508 **Blk:** 1

**LP/Acre:** \$25,824.18  
**Type:**  
**District:**  
**Tax Amt/Yr:** \$25.37/2023

**Lot Size:** 3.64 Ac

**Lot:** 1

**Title to Lnd:** Fee Simple  
**Exclusion:** No  
**Sewer/Septic:**  
**Disclosure:**  
**Reports:** Information Package  
**Restrictions:** None Known

**Ownership:**  
**SRR:** No  
**Condo:** No

Recent Change: **04/19/2024 : DOWN : \$99,000->\$94,000**

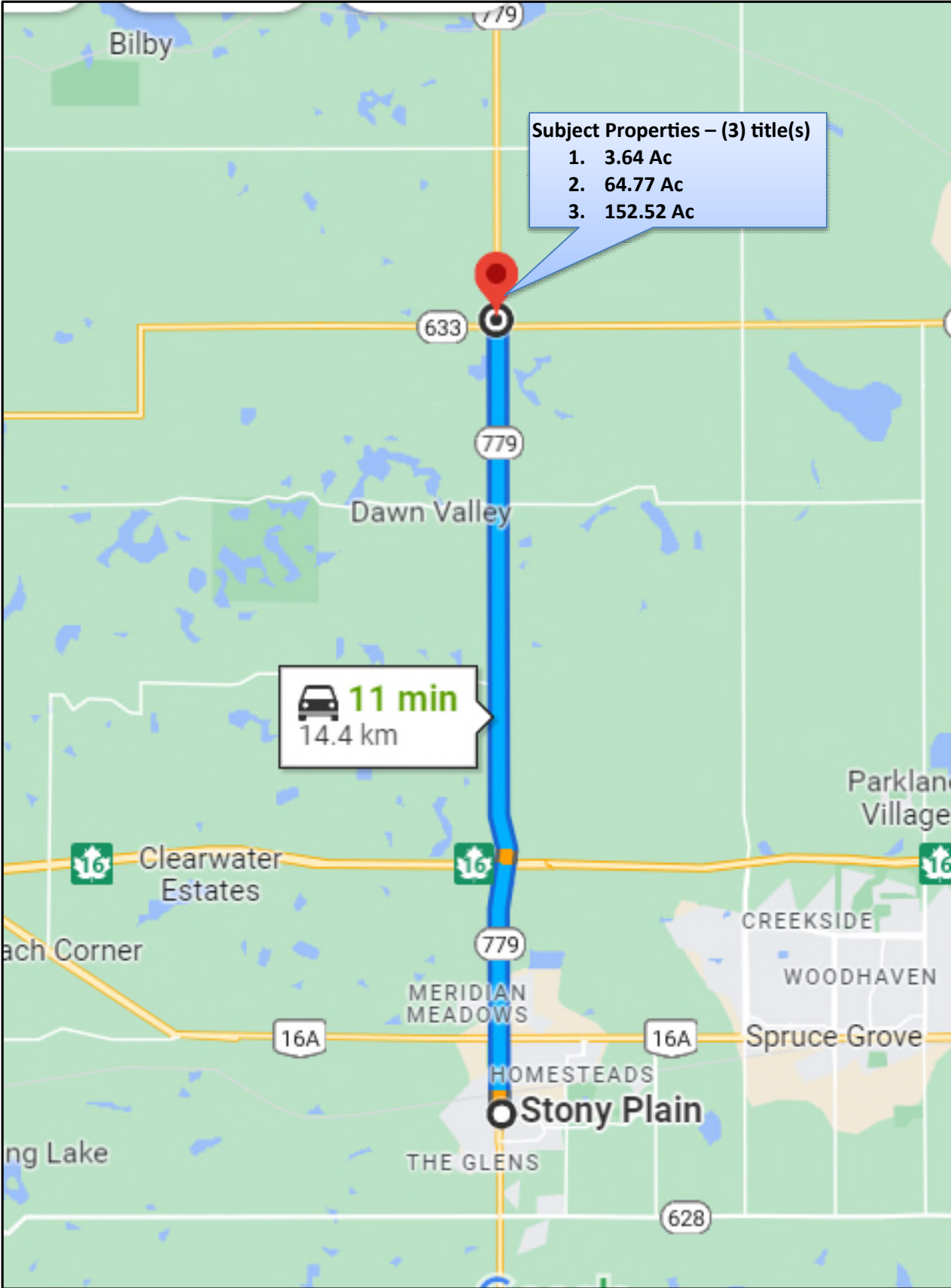
**Public Remarks:** Fully treed acreage lot located just 15 +/- km North of Stony Plain. Explore this 3.64 Acres of pristine wooded land, located adjacent to Hwy 779 just north of the intersection at Hwy 633. Notably, this parcel features a 30 M service road dedication running parallel to the east boundary of Hwy 779, adding a practical aspect to its accessibility. Accessing the parcel is straightforward from Hwy 779, using the dedicated service road to reach the western boundary of the parcel. The eastern boundary follows closely to the natural creek bed, enhancing the appeal of the wooded area. To improve building flexibility on this site, discussions with Sturgeon County may offer potential relaxation of setback requirements, accommodating a development that aligns with the property's characteristics and individual needs of a successful buyer. Alternatively, this property holds promise as a peaceful weekend recreational retreat. Additionally, there are two (2) more parcels available (MLS A2081147 and A2081140), each offering distinct possibilities. Delve deeper into the property's specifications and offerings. This opportunity awaits your exploration. Additional property details are available on Realtors website.

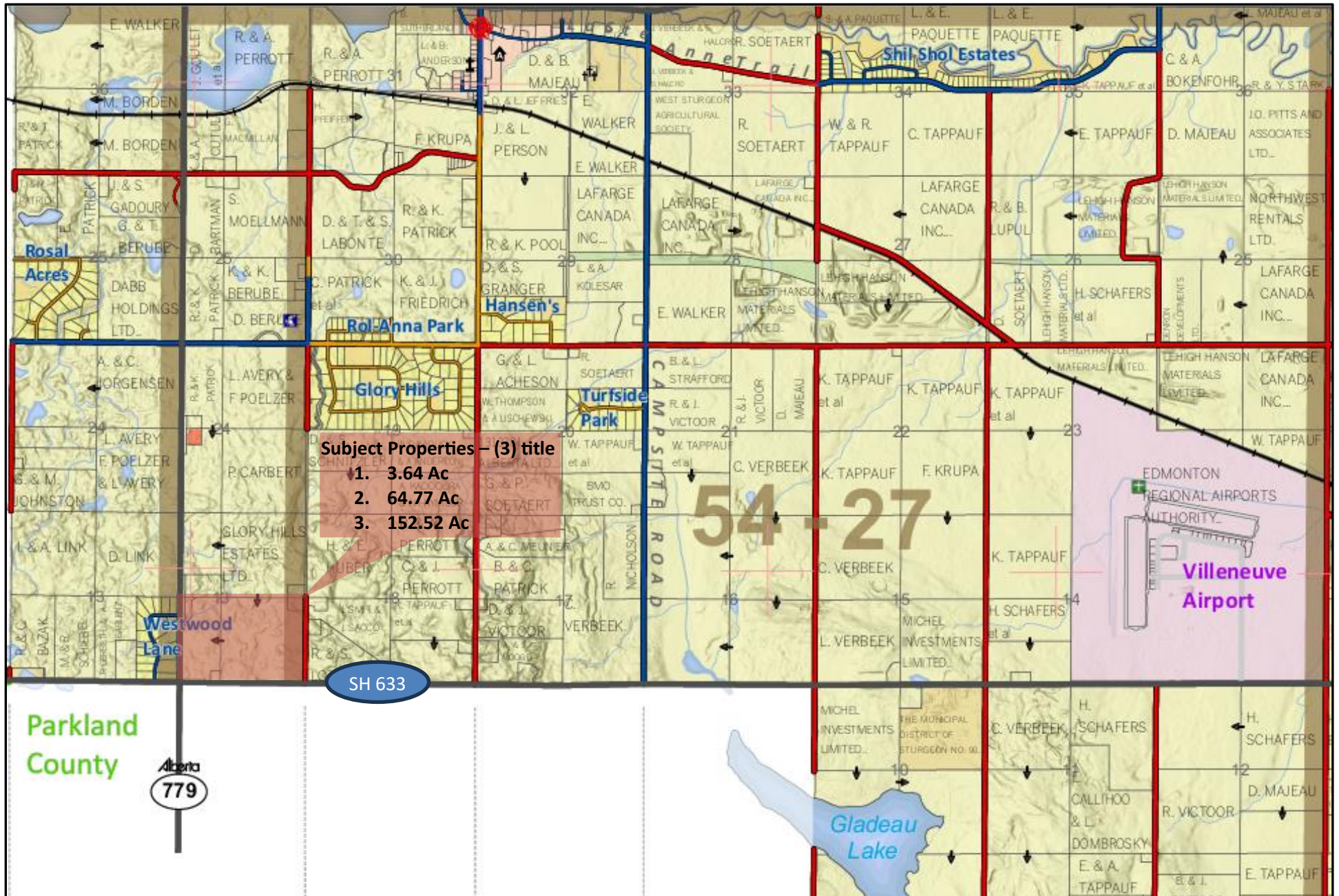
**Directions:** From town of Stony Plain: 15 +/- Kms straight north on Sec Hwy 779; from the intersection of SH 633 the parcel is approx. 600 Meters north on the east side of the Hwy.

**Property Information**

**Fencing:** Partial  
**911 Addr:**  
**Dist to Trans:**  
**Irrigation Eqp:**  
**Road Access:**  
**Lot Dim:**  
**Front Exp:**  
**Water GPM:**  
**Depth of Well:**  
**Reg Wtr Rgt:**  
**Bus Service:**  
**Elem School:**  
**Jr/Mid Schl:**  
**High School:**  
**Amenities:**  
**Exterior Feat:**  
**Utilities:**  
**Access Feat:**  
**Goods Include:** N/A  
**Goods Exclude:** N/A

**Water Supply:**  
**# Parcels:**  
**Dist to School:**  
**Farm Eqp Inc:**  
**Front Length:**  
**Lot Depth:** M '  
**Local Imprv:**  
**Acres Cleared:**  
**Acres Irrigat:**  
**Acres Fenced:**  
**Acres Cultivtd:**  
**Acres Pasture:**  
**Acres Lsehd:**  
**Acres Treed:**  
**Total Acres:** 3.64





**Subject Properties - (3) title**

- 1. 3.64 Ac
- 2. 64.77 Ac
- 3. 152.52 Ac

SH 633

54-27

Parkland County

Alberta 779

Gladeau Lake

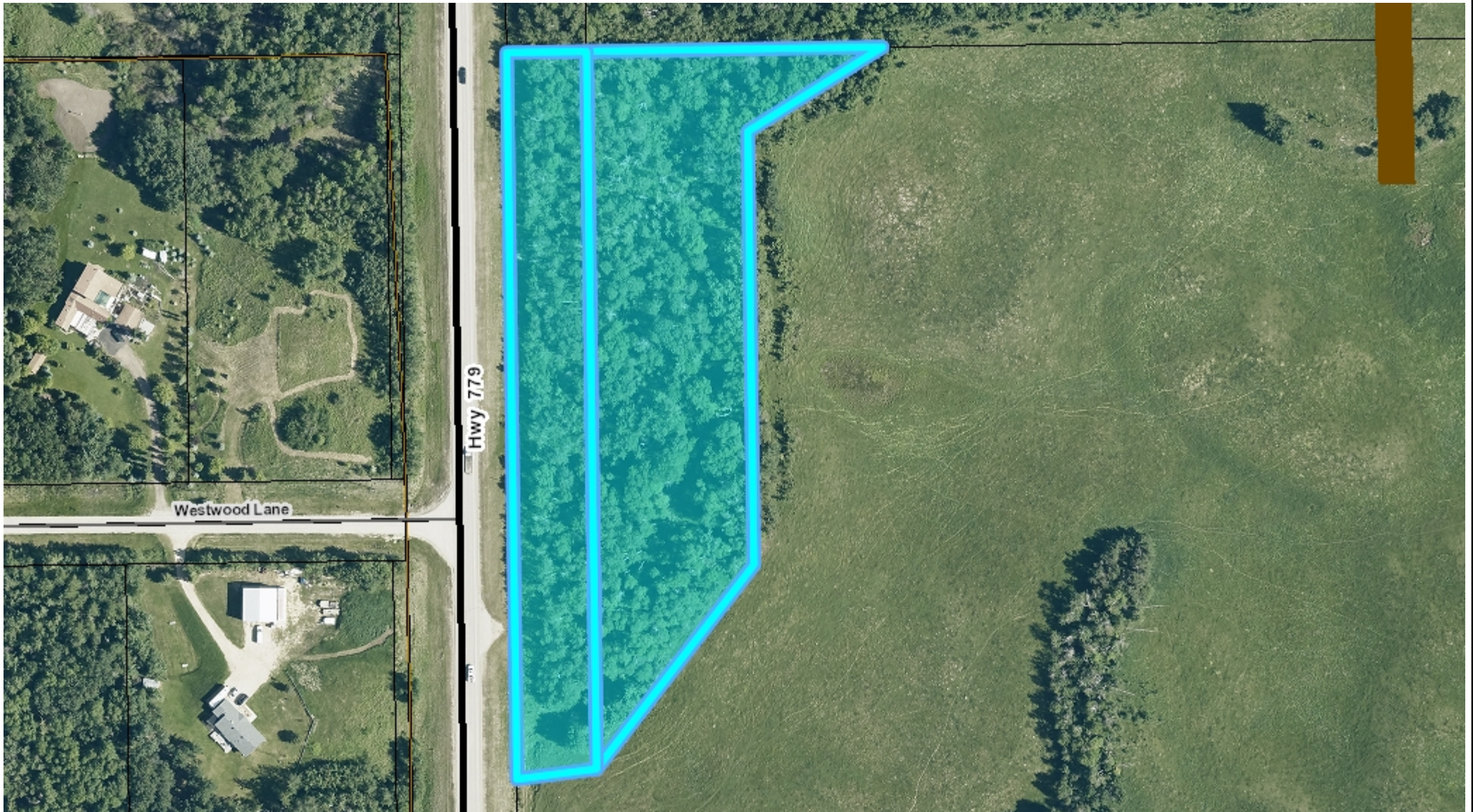
Villeneuve Airport

EDMONTON REGIONAL AIRPORTS AUTHORITY

# Map Title

Map Subtitle

9-Aug-2023



Information on this map is provided solely for the user's information and, while thought to be accurate, is provided strictly "as is" and without warranty of any kind.

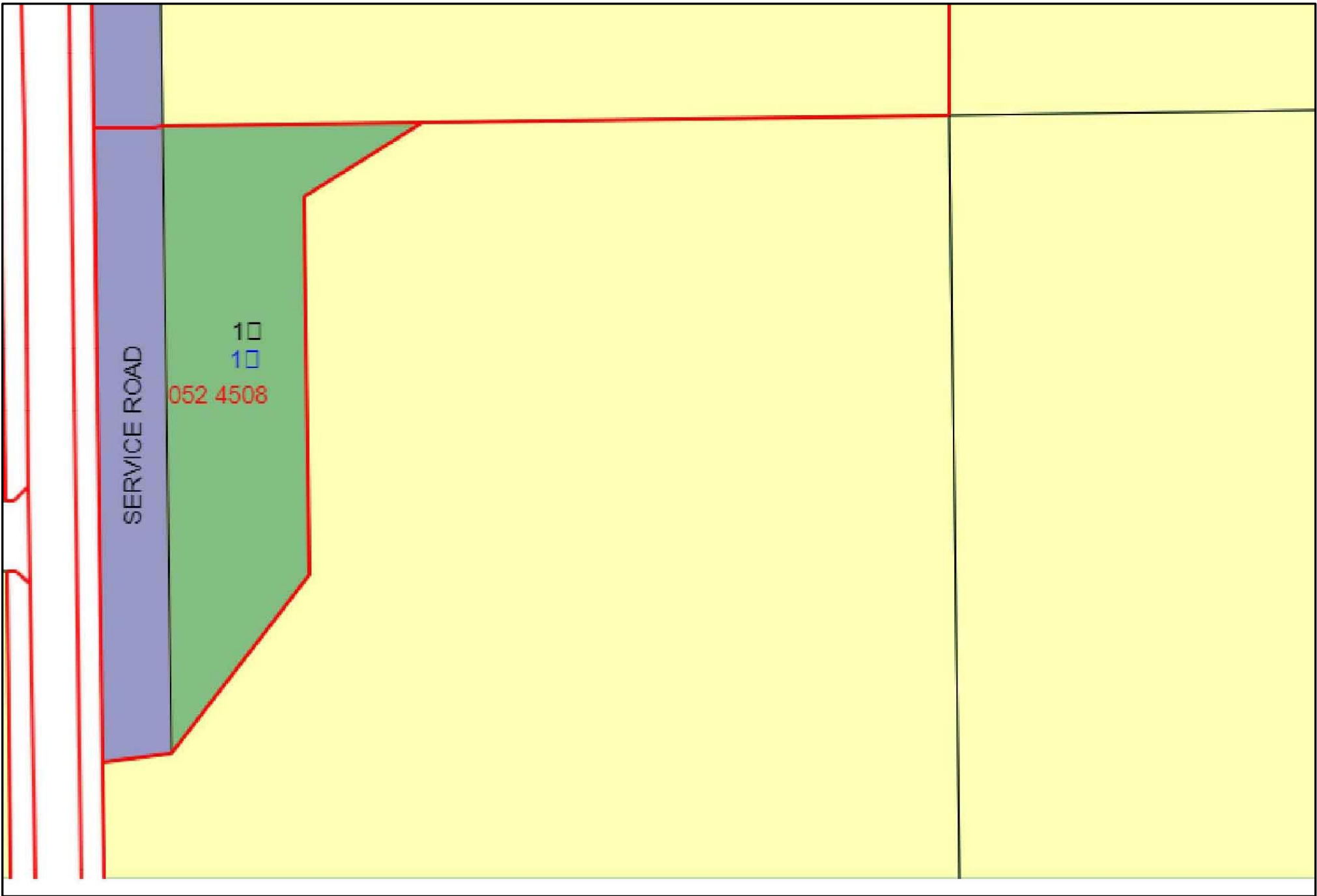
NAD\_1983\_10TM\_AEP\_Resource  
© Sturgeon County

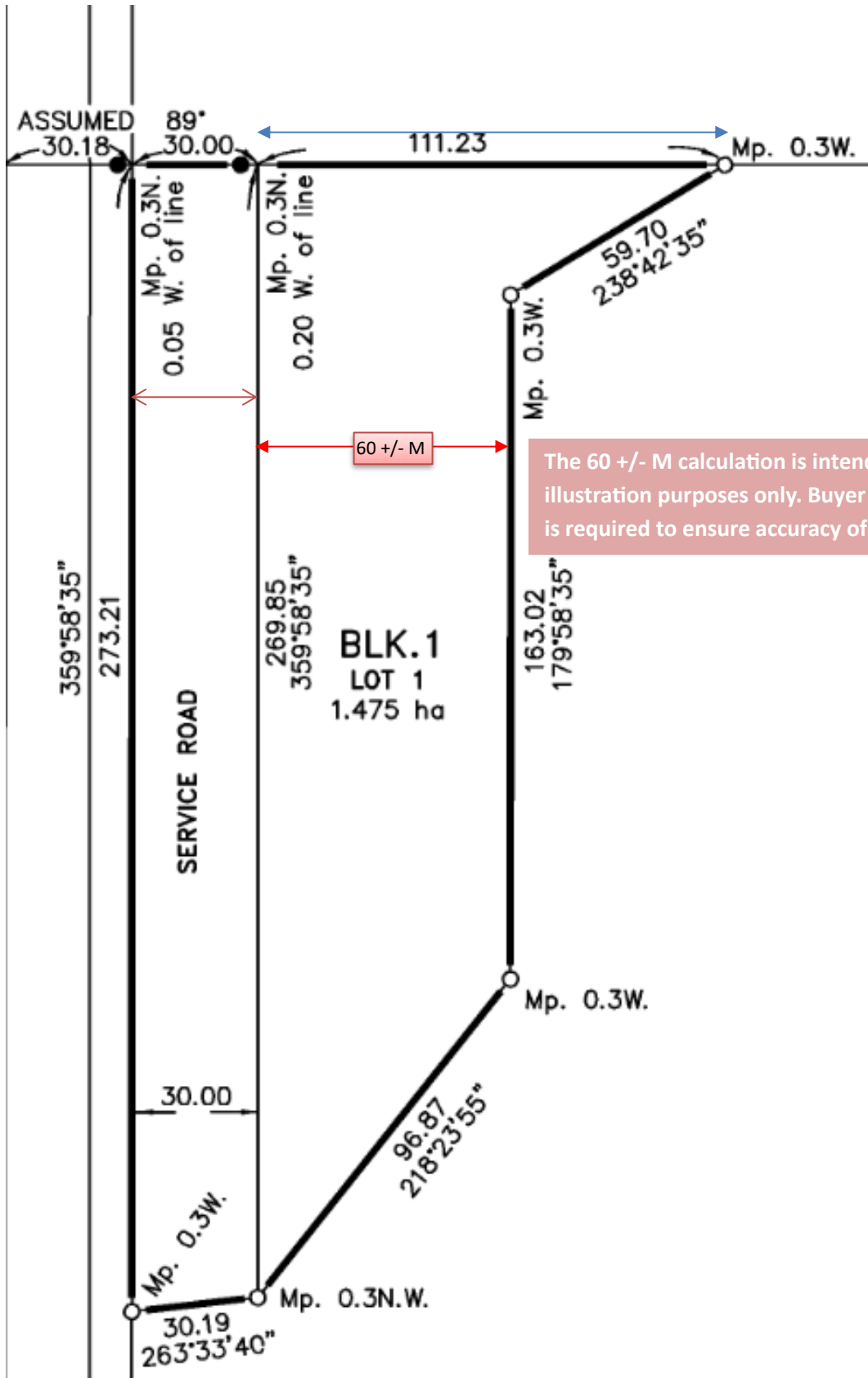
Prepared By: \_\_\_\_\_



SERVICE ROAD

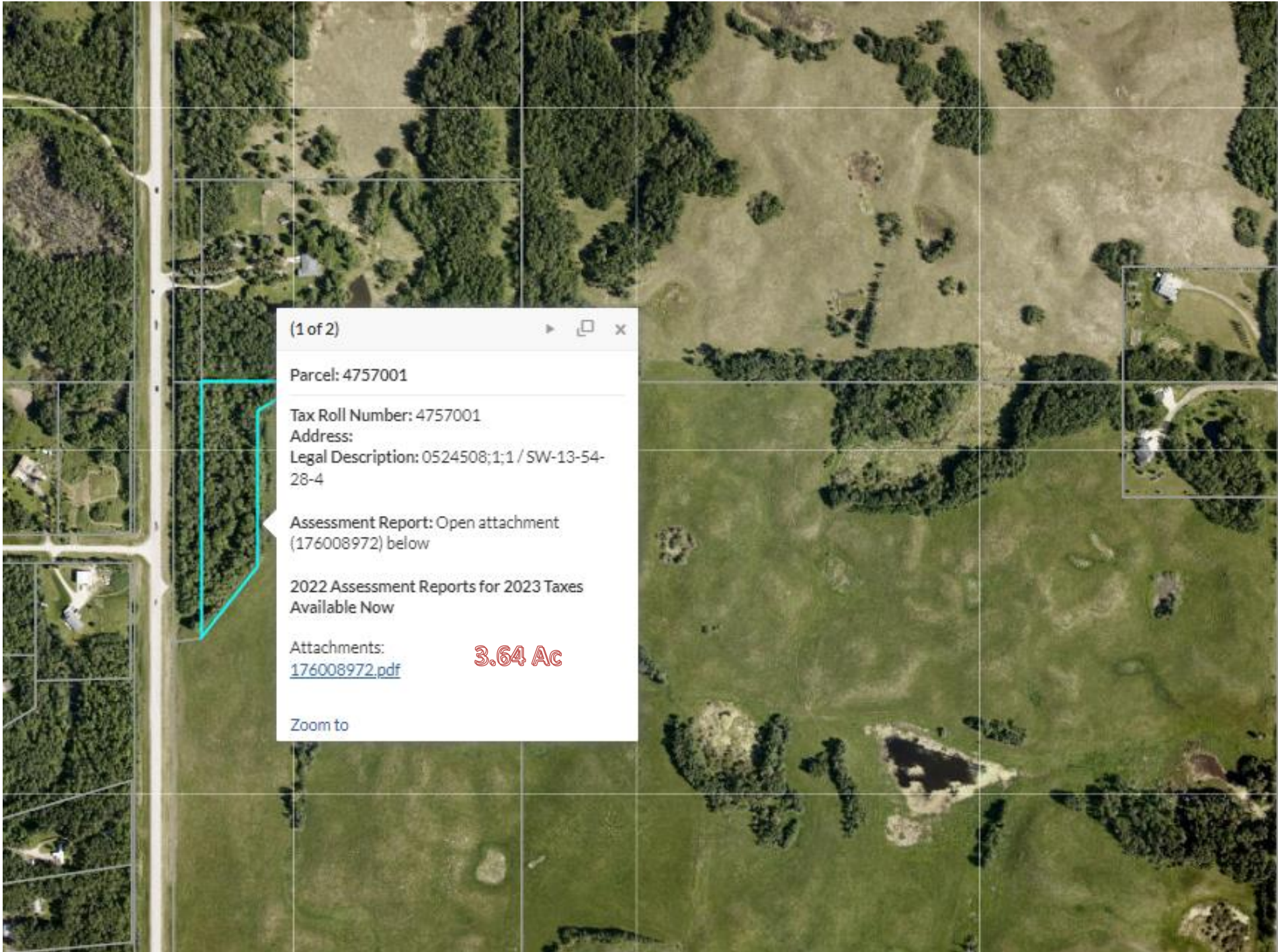
10  
10  
052 4508





The 60 +/- M calculation is intended for illustration purposes only. Buyer due diligence is required to ensure accuracy of the same.





(1 of 2)



Parcel: 4757001

Tax Roll Number: 4757001

Address:

Legal Description: 0524508;1;1 / SW-13-54-28-4

Assessment Report: Open attachment (176008972) below

2022 Assessment Reports for 2023 Taxes Available Now

Attachments:  
[176008972.pdf](#)

**3.64 Ac**

Zoom to



3.64 Acres  
Lot 1 Block 1 Plan 0524508

Range Rd 280

Range Rd 280

Range Rd 280

770

770

770

770

633

633

633

Township Rd 542

Township Rd 542

Westwood Ln

Westwood Ln

Westwood Ln

Westwood Ln

Westwood Ln



08/10/2023 09:38



08/10/2023 09:40





08/10/2023 09:43



08/10/2023 09:43



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