



Kenneth A. Poffenroth

Accredited Land Consultant

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Lacombe, AB

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\$799,000 | 152.52 Acres | Bare land
Stony Plain, AB

Expansive pastureland located just 15 +/- km North of Stony Plain. Embrace 152.52 Acres of gentle rolling farmland, ideal for summer livestock grazing. Conveniently nestled adjacent to Hwy 633 on the southern border and Range Road 275 on the eastern boundary, this parcel offers excellent accessibility and visibility. The property contains an older farmyard, directly assessable from SH 633, with the potential for modern amenities, including power, natural gas, and a drilled water well. While the existing structures and enhancements possess historical charm, their true value lies in the potential for revitalization and transformation into something exceptional. Currently, the neighboring parcel (MLS #A2081140 – 64.77 Acres) is in use for summer livestock grazing and is also available for purchase. It's important to note that the subject and the 64.77-acre parcel share a border, offering a unified, cohesive opportunity for expanded usage. Currently, there is no fencing between these two parcels. Delve deeper into the property's specifications and offerings. This opportunity awaits your exploration. Additional property details are available on Realtors website.

Listing Details

Property Id #:	17165
Price:	\$799,000
Farm Type:	Bare land
Acreage (Total):	152.52
Municipality / County:	Sturgeon County
Province:	Alberta
Postal Code:	T0E 1V0

How to View

How to View:

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!

Property & Land Remarks

Directions:	From town of Stony Plain: 15 +/- Kms straight north on Sec Hwy 779 to the intersection of SH 633; then approx. mile east on SH 633 the property is on the north side of SH 633.
Property Legal Description:	SE-13-54-28-W4M
Acreage (Total):	152.52

28016A Sh 633 Rural Sturgeon County, AB T0E 1V0

Land
Active
Banner:

A2081147

152.52 AC NEAR STONY PLAIN, AB

W: 4 R: 28 T: 54 S: 13 Q: SE **DOM:** 40
PD:

LP: \$799,000.00
OP: \$799,000.00



Class: Commercial Land **LP/Acre:** \$5,238.66
County: Sturgeon County
City: Rural Sturgeon County **Type:**
Levels: **District:**
Subdivision: NONE **Tax Amt/Yr:** \$78.35/2023
Possession: 30 Days / Neg, Subject To Tenancy
LINC#: [0034393653](#)
Outbuildings:
Rd Frontage: Highway
Zoning: Ag **Lot Size:** 152.52 Ac
Legal Desc: SE-13-54-28-W4M
Legal Pln: 1 **Blk:** 1 **Lot:** 1

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

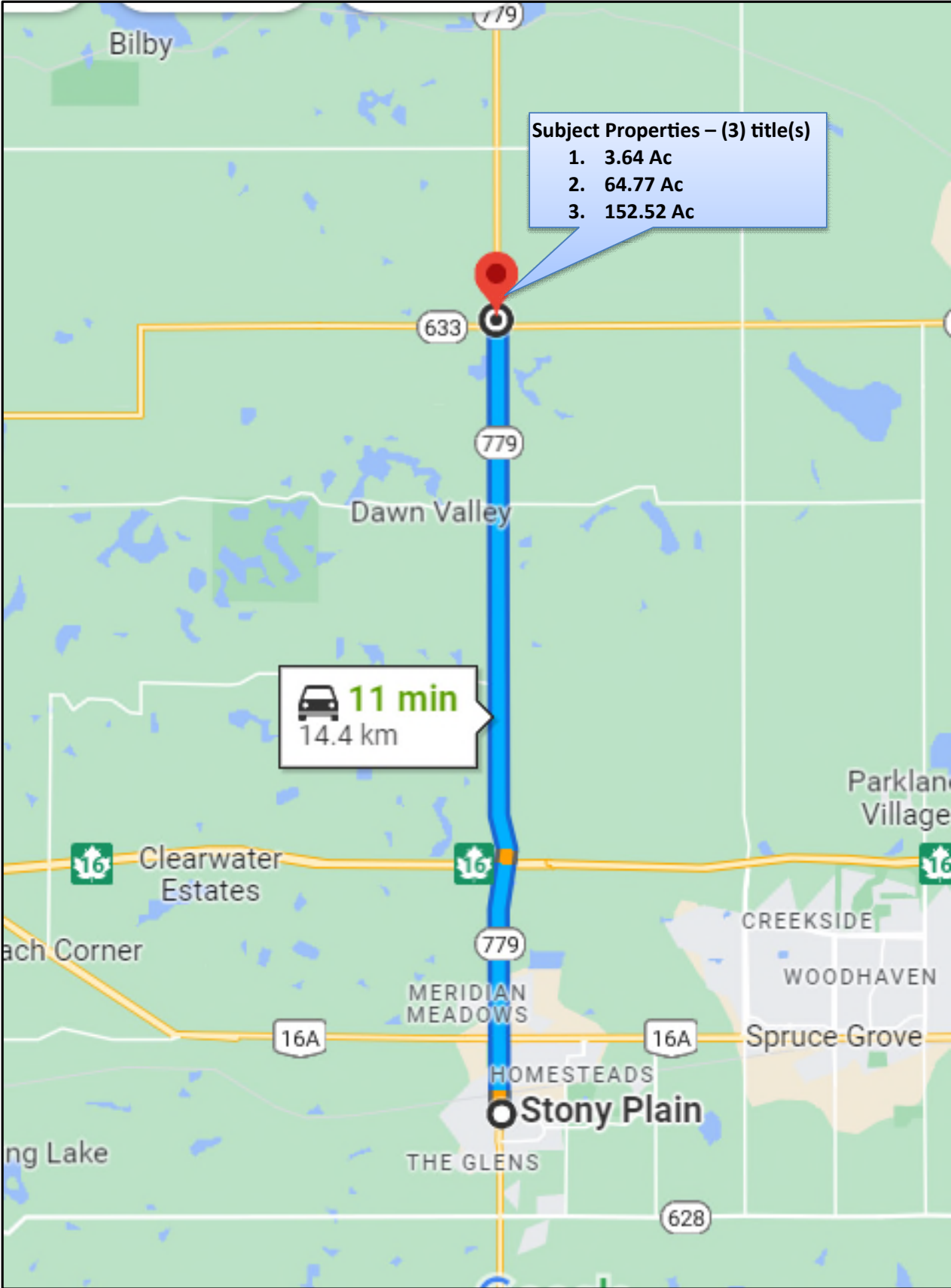
Public Remarks: Expansive pastureland located just 15 +/- km North of Stony Plain. Embrace 152.52 Acres of gentle rolling farmland, ideal for summer livestock grazing. Conveniently nestled adjacent to Hwy 633 on the southern border and Range Road 275 on the eastern boundary, this parcel offers excellent accessibility and visibility. The property contains an older farmyard, directly assessable from SH 633, with the potential for modern amenities, including power, natural gas, and a drilled water well. While the existing structures and enhancements possess historical charm, their true value lies in the potential for revitalization and transformation into something exceptional. Currently, the neighboring parcel (MLS #A2081140 – 64.77 Acres) is in use for summer livestock grazing and is also available for purchase. It's important to note that the subject and the 64.77-acre parcel share a border, offering a unified, cohesive opportunity for expanded usage. Currently, there is no fencing between these two parcels. 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 to the intersection of SH 633; then approx. 1/2 mile east on SH 633 – the property is on the north side of SH 633.

Property Information


Fencing: Partial
911 Addr: 28016A SH 633
Dist to Trans:
Irrigation Eqp:
Road Access: Paved
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

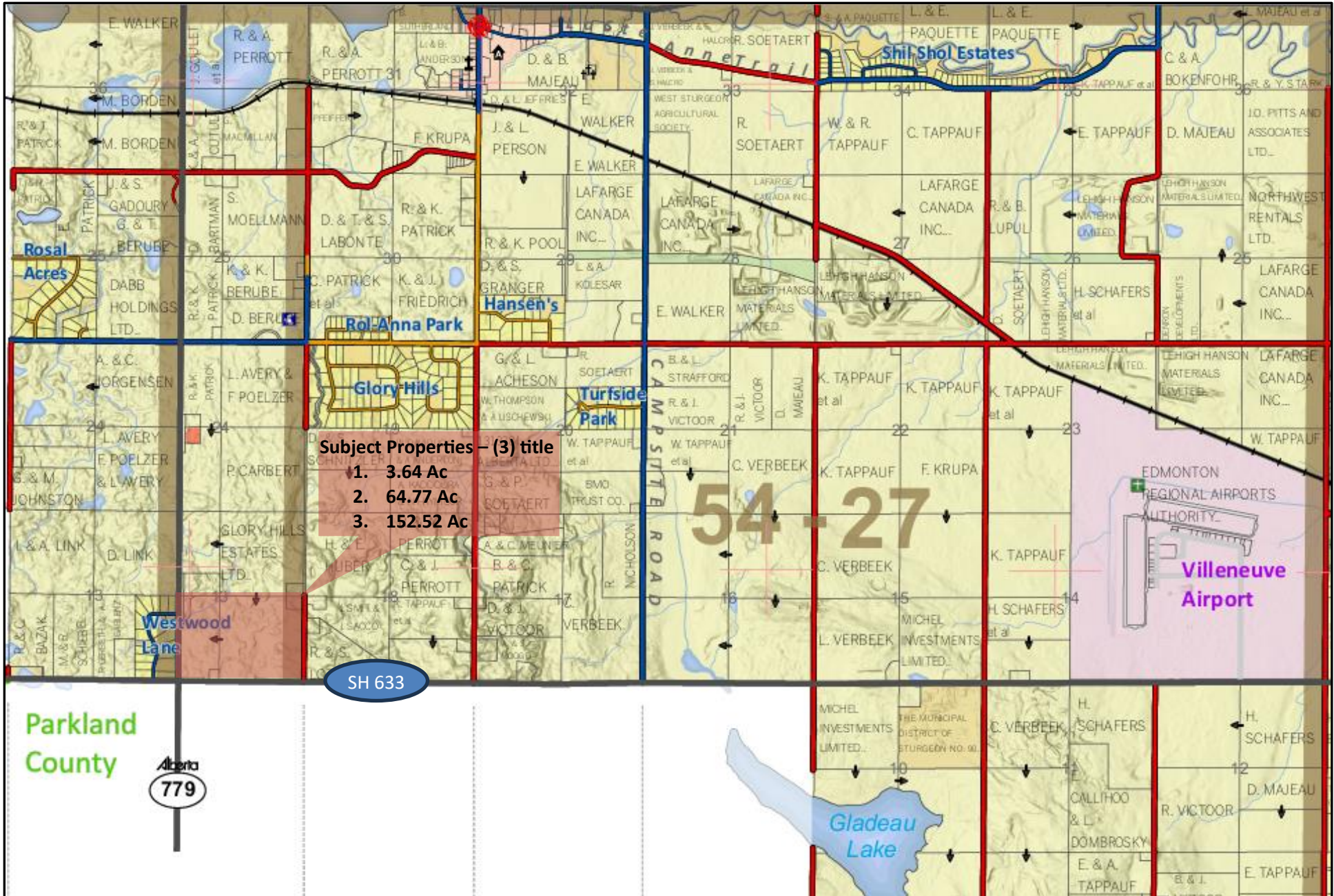
Water Supply:
Parcels:
Dist to School:
Farm Eqp Inc:
Front Length:
Lot Depth: M '
Local Imprv:
Acres Cleared:
Acres Irrigat:
Acres Fenced:
Acres Cultivtd:
Acres Pasture:
Acres Lsehd:
Acres Treed:
Total Acres: 152.52



Subject Properties – (3) title(s)

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

 **11 min**
14.4 km



Subject Properties - (3) title

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

SH 633

54-27

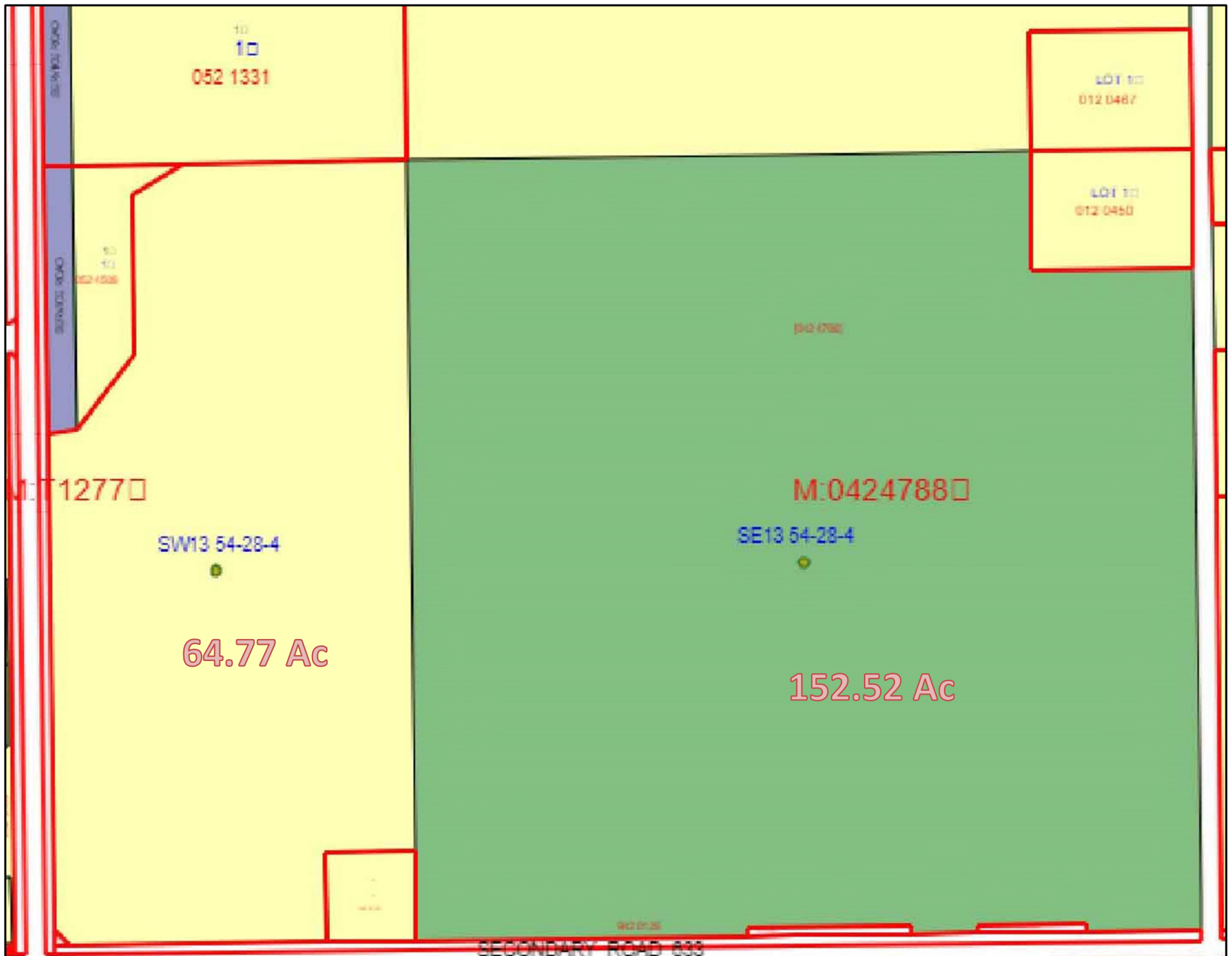
Parkland
County

Alberta
779

Villeneuve
Airport

EDMONTON
REGIONAL AIRPORTS
AUTHORITY

Gladeau
Lake



10
10
052 1331

LOT 10
012 0467

LOT 11
012 0450

10
12
052 1338

042 4788

LOT 1277

M:0424788

SW13 54-28-4

SE13 54-28-4

64.77 Ac

152.52 Ac

SECONDARY ROAD 833

SEWER

042 4788



Parcel: 4756000

Tax Roll Number: 4756000

Address: 28016A Hwy 633

Legal Description: 4;28;54;13;SE / SE-13-54-28-4

Assessment Report: Open attachment (176008970) below

2022 Assessment Reports for 2023 Taxes Available Now

Attachments:
[176008970.pdf](#)

152.52 Ac

Zoom to



Close-up view of improvements from SH 633



Close-up view of improvements from SH 633



Close-up view of improvements from SH 633



Close-up view of improvements from SH 633



Overview of 152.52 Ac from SH 633

08/10/2023 10:00



Overview of access 152.52 Ac from SH 633

08/10/2023 10:01



View of residence (not habitable) from SH 633

08/10/2023 10:01



View of improvements from SH 633

08/10/2023 10:01



View of improvements from SH 633

08/10/2023 10:02



View of improvements from SH 633

08/10/2023 10:02



Property overview from SH 633

08/10/2023 10:02



Property overview from SH 633

08/10/2023 10:02



Property overview from SH 633

08/10/2023 10:02



Property overview from SH 633

08/10/2023 10:02



Property overview from SH 633

08/10/2023 10:02



Property overview from SH 633

08/10/2023 10:03



Property overview from SH 633

08/10/2023 10:03



Property overview from Range Road 275

08/10/2023 10:03



Property overview from Range Road 275

08/10/2023 10:04



Property overview from Range Road 275

08/10/2023 10:04



Property overview from Range Road 275

08/10/2023 10:04



Property overview from Range Road 275

08/10/2023 10:04

A wide-angle photograph of a green field, likely a pasture or meadow, viewed from a distance. In the foreground, there is a fence made of wooden posts and wire, with some tall grass and weeds growing around it. The field extends to a line of trees in the distance. The sky is clear and blue with a few wispy clouds. The overall scene is bright and sunny.

Property overview from Range Road 275

08/10/2023 10:05



Property overview from Range Road 275

08/10/2023 10:05



Property overview from Range Road 275

08/10/2023 10:06



Property overview from Range Road 275

08/10/2023 10:06