

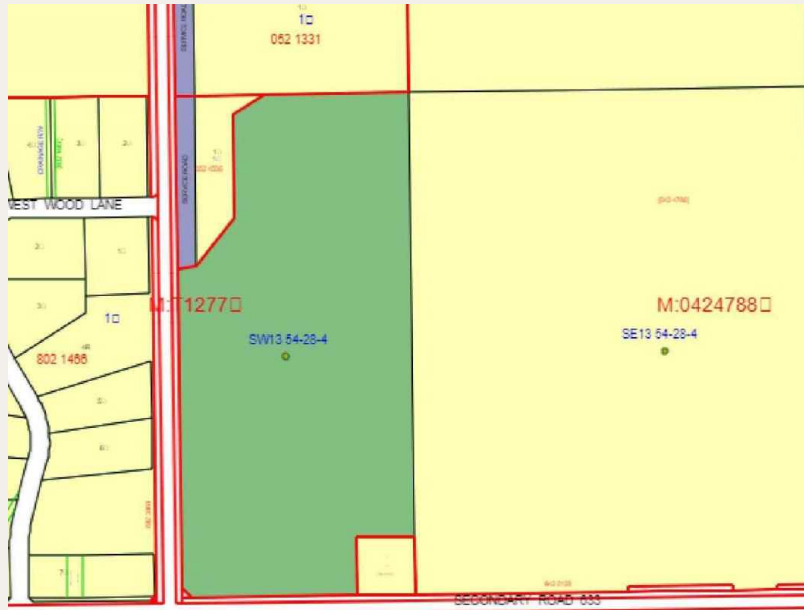


## Kenneth A. Poffenroth

Accredited Land Consultant

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**\$389,000 | 64.77 Acres | Bare land**  
Stony Plain, AB

Expansive pastureland located just 15 +/- km North of Stony Plain. Discover 64.77 Acres of rolling farmland, ideally suited for summer livestock grazing. Situated adjacent to Hwy 779 on the west border and intersecting Hwy 633 running to the east on the north side of SH 633, this parcel offers convenient accessibility. Accessing this plot is made easy via SH 633, enhancing its practicality and user-friendliness. Alberta Transportation has designated two access points based on intended usage, whether it's agricultural activities or potential building development. Presently, access is facilitated through the neighboring parcel (MLS A2081147), as the two contiguous parcels are being utilized for summer livestock grazing. A notable feature is the shared northern boundary between the 3.64-acre (MLS #A2081133) and 152.52-acre (MLS #A2081147) parcels, which are both also on the market, providing further possibility for expansion. Delve deeper into the property's specifications and offerings. This opportunity awaits your exploration. Additional property details are available on Realtors website.

## Listing Details

<b>Property Id #:</b>	17164
<b>Price:</b>	\$389,000
<b>Farm Type:</b>	Bare land
<b>Acreage (Total):</b>	64.77
<b>Municipality / County:</b>	Sturgeon County
<b>Province:</b>	Alberta
<b>Postal Code:</b>	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

<b>Directions:</b>	From town of Stony Plain: 15 +/- Kms straight north on Sec Hwy 779 to the intersection of SH 633; then east and the access would be from SH 633 on the south boundary.
<b>Property Legal Description:</b>	Pt-SW-13-54-28-W4M
<b>Acreage (Total):</b>	64.77

**On Sh 633 Rural Sturgeon County, AB T0E 1V0**

**Land**  
**Active**      **A2081140**

W: 4 R: 28 T: 54 S: 13 Q: SW **DOM:** 223      **LP:** \$389,000.00  
**PD:**      **OP:** \$399,000.00



**Class:** Commercial Land      **LP/Acre:** \$6,005.87  
**County:** Sturgeon County  
**City:** Rural Sturgeon County      **Type:**  
**Levels:**      **District:**  
**Subdivision:** NONE      **Tax Amt/Yr:** \$60.99/2023  
**Possession:** 30 Days / Neg, Subject To Tenancy  
**LINC#:** [0039086905](#)  
**Outbuildings:**  
**Rd Frontage:**  
**Zoning:** Ag      **Lot Size:** 64.77 Ac  
**Legal Desc:** Pt-SW-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

Recent Change: **04/19/2024 : DOWN : \$399,000->\$389,000**

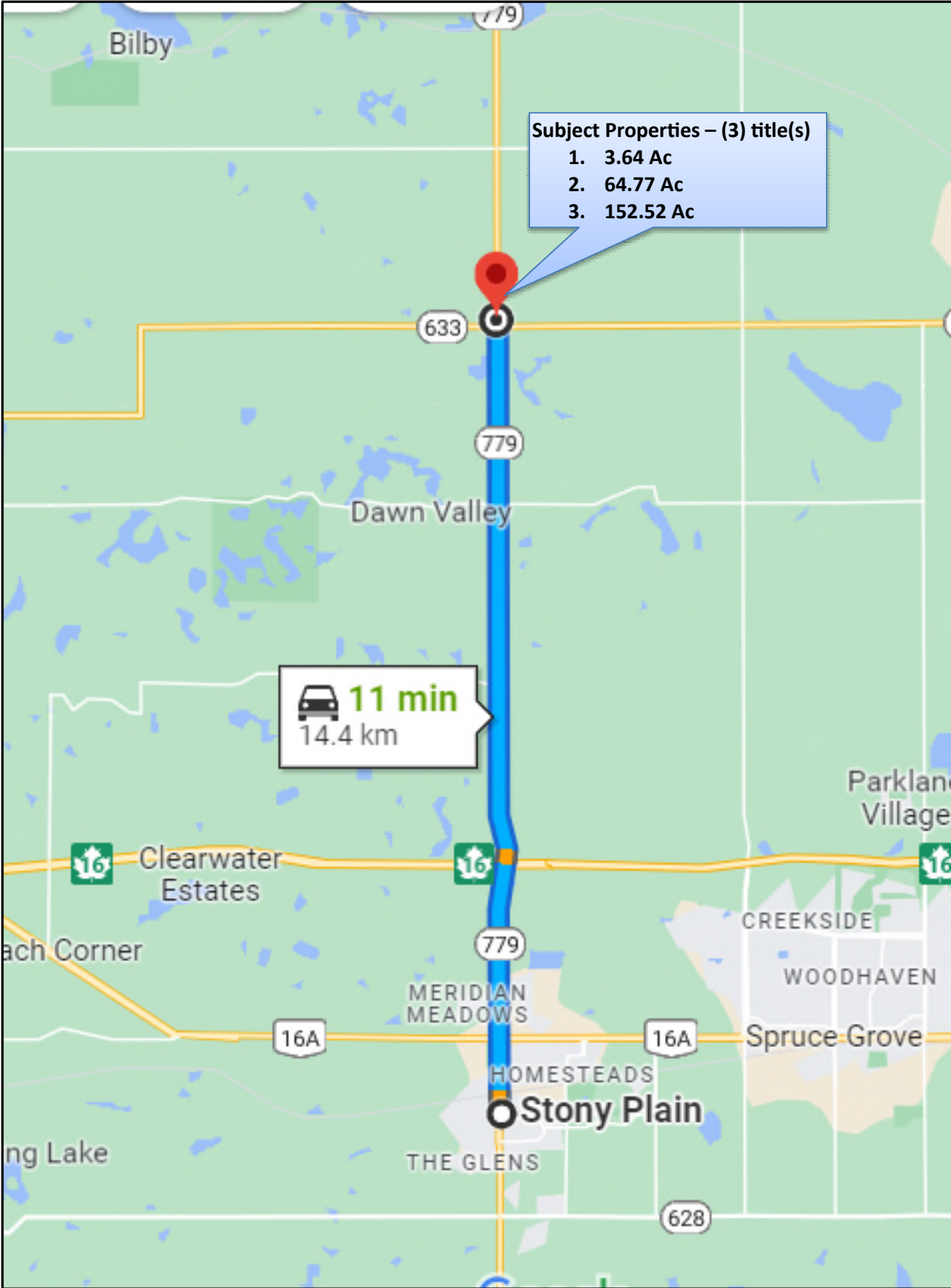
**Public Remarks:** Expansive pastureland located just 15 +/- km North of Stony Plain. Discover 64.77 Acres of rolling farmland, ideally suited for summer livestock grazing. Situated adjacent to Hwy 779 on the west border and intersecting Hwy 633 running to the east on the north side of SH 633, this parcel offers convenient accessibility. Accessing this plot is made easy via SH 633, enhancing its practicality and user-friendliness. Alberta Transportation has designated two access points based on intended usage, whether it's agricultural activities or potential building development. Presently, access is facilitated through the neighboring parcel (MLS A2081147), as the two contiguous parcels are being utilized for summer livestock grazing. A notable feature is the shared northern boundary between the 3.64-acre (MLS #A2081133) and 152.52-acre (MLS #A2081147) parcels, which are both also on the market, providing further possibility for expansion. Delve deeper into the property's specifications and offerings. This opportunity awaits your exploration. Additional property details are available on Realtors website.

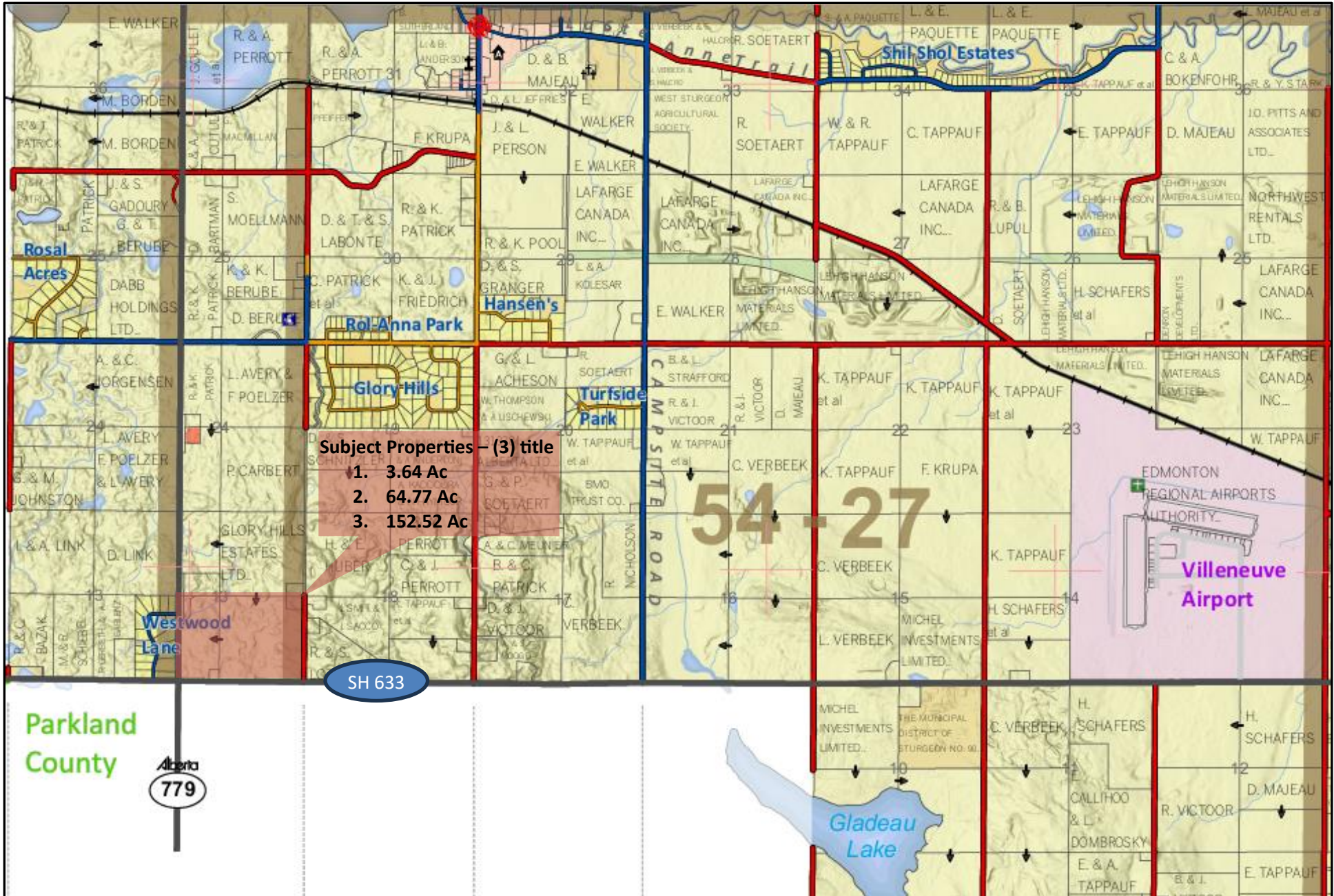
**Directions:** From town of Stony Plain: 15 +/- Kms straight north on Sec Hwy 779 to the intersection of SH 633; then east and the access would be from SH 633 on the south boundary.

**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:** 64.77





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

SH 633

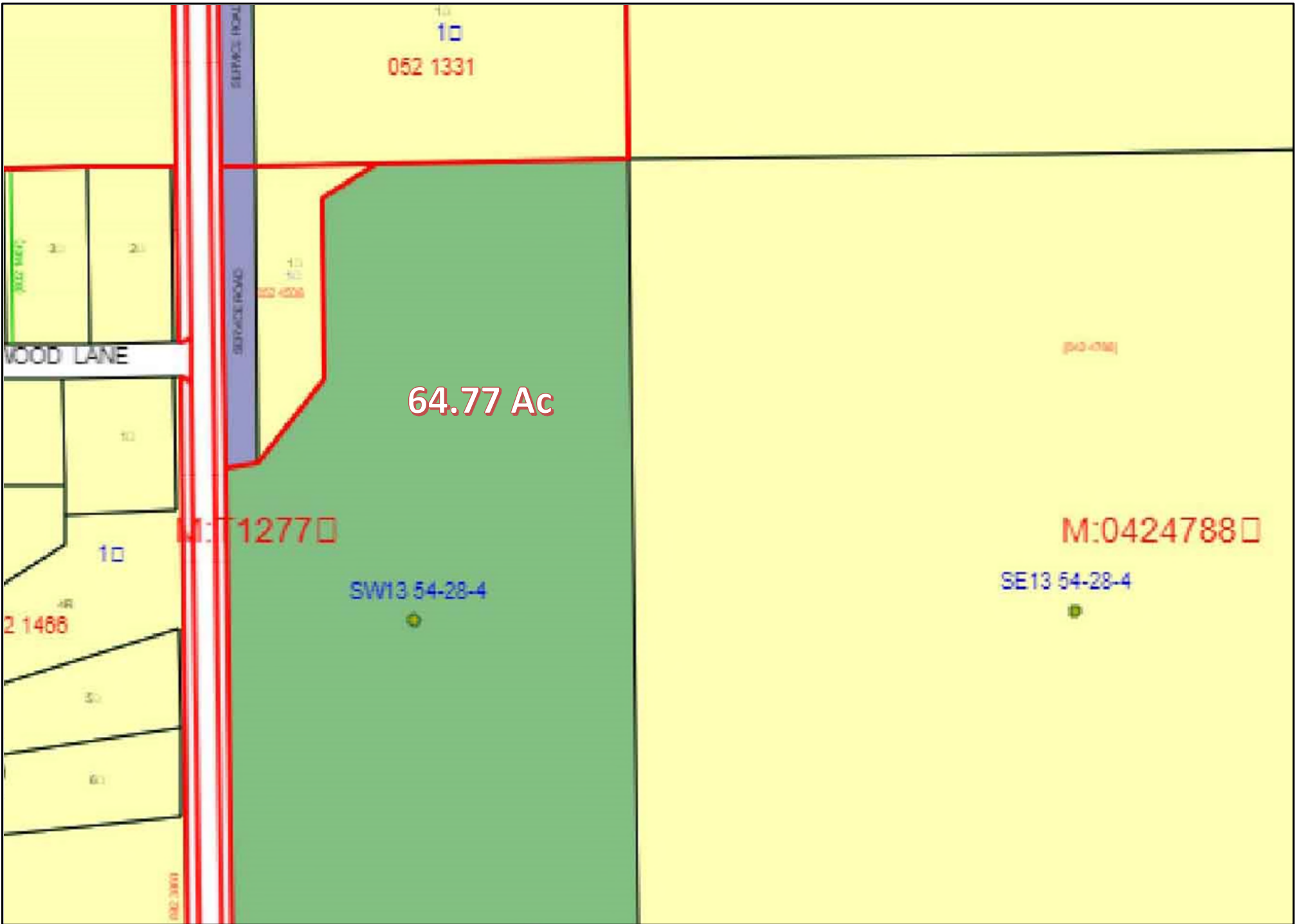
54-27

Parkland  
County

Alberta  
779

Gladeau  
Lake

Villeneuve  
Airport



(1 of 2)



Parcel: 4757002

Tax Roll Number: 4757002

Address:

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

Assessment Report: Open attachment (176032542) below

2022 Assessment Reports for 2023 Taxes Available Now

Attachments:  
[176032542.pdf](#)

**64.77 Ac**

Zoom to



08/10/2023 09:48





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08/10/2023 09:49



08/10/2023 09:50



08/10/2023 09:50



View along the west boundary next to the 3.64 Ac parcel

08/10/2023 09:50



View along the south boundary of the 3.64 Ac parcel

08/10/2023 09:50





View along the west boundary of the 64.77 Ac parcel

08/10/2023 09:52



View looking south over the 64.77 Ac parcel

08/10/2023 09:52



View looking north over the 64.77 Ac parcel adjacent  
to the east boundary of the 3.64 Ac parcel

08/10/2023 09:52



View looking directly north at the south and east  
boundaries of the 3.64 Ac parcel

08/10/2023 09:52



View looking directly east at the south boundary  
along SH 633 of the 64.77 Ac parcel

08/10/2023 09:58



View looking northeast over the 64.77 Ac parcel  
from the intersection of SH 779 & SH 633

08/10/2023 09:58



View looking north over the 64.77 Ac parcel  
from the intersection of SH 779 & SH 633

08/10/2023 09:58



Potential access from SH 633 for Ag use  
as suggested by Alberta Transportation

08/10/2023 09:59