

# \$339,500 - 50141 Range Road 223 Range, New Sarepta

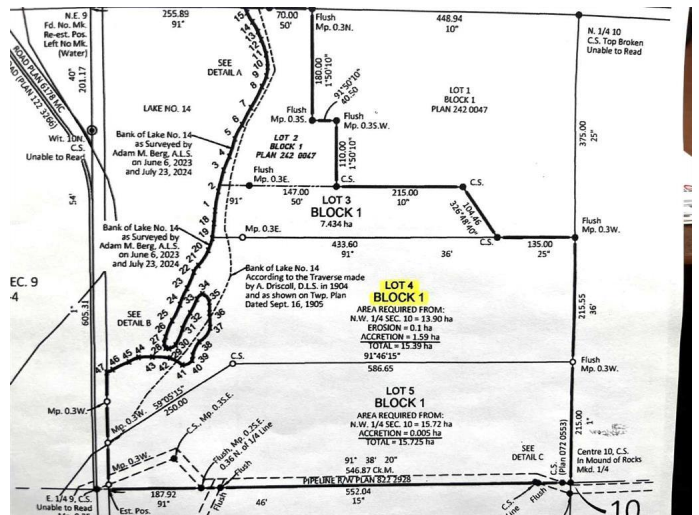
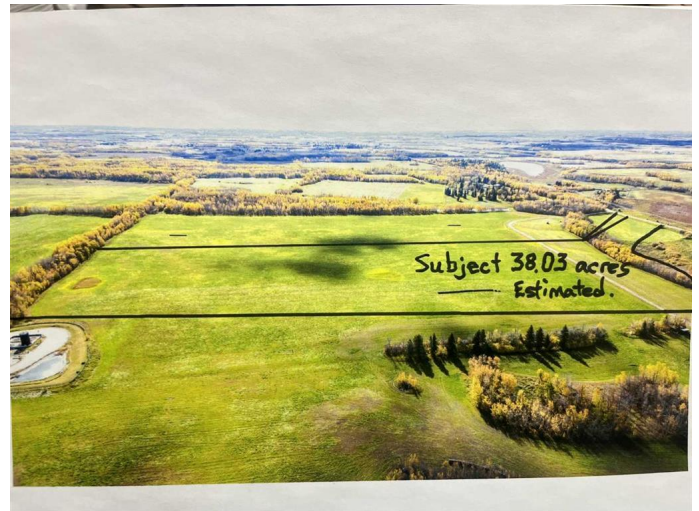
MLS® #A2197083

**\$339,500**

0 Bedroom, 0.00 Bathroom,  
Land on 38.03 Acres

NONE, New Sarepta, Alberta

38 ARES OF PARADISE!! There are several building sites on the open 38 acre parcel of land - whether you want to build on high ground or if you would like a walk-out opening to the west, this site provides the perfect opportunity to build in a private setting. There are several prime building sites waiting for your DREAM HOME depending on how you want to set up your yard as it is well drained and has a mature shelter belt of trees! It is located on the south east side of Looking Back Lake - which is known as a wildlife refuge! This parcel is big enough to keep more than a few animals plus build more than a house and a garage or shop. Don't miss out on your opportunity to call this parcel of land YOUR PARADISE!! Access to the property is off Range Road 223. The approach is in place and a driveway will be put in by the new owner. You are 15 minutes to Nisku or the Edm Int Airport! This is the NORTH 38 acre parcel in the attached Survey picture as Lot 4. GST may be applicable.



## Essential Information

MLS® #	A2197083
Price	\$339,500
Bathrooms	0.00
Acres	38.03
Type	Land
Sub-Type	Residential Land

Status	Active
--------	--------

### Community Information

Address	50141 Range Road 223 Range
Subdivision	NONE
City	New Sarepta
County	Leduc County
Province	Alberta
Postal Code	T0B 3M0

### Additional Information

Date Listed	February 23rd, 2025
Days on Market	56
Zoning	Ag

### Listing Details

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.