

## \$215,000 - 103 Riverbend Road, Rural Sturgeon County

MLS® #E4429365

**\$215,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.47 Acres

Shil Shol Estate, Rural Sturgeon County, AB

REDUCED ALMOST 20,000. Build your country home on a private treed 1.47 acre lot with a south facing back yard. Only one neighbor to the west, a farmers field to the east and treed land to the south. Located just south of Highway 37 off Range Rd 271 and approximately 20 minutes from St. Albert and Spruce Grove. Lot boundaries marked with red flags. Good driveway to building site. Seller willing to move some dirt around and remove a few trees if required. Seller will be paving driveway approach before possession.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4429365        |
| Price     | \$215,000       |
| Bathrooms | 0.00            |
| Acres     | 1.47            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103 Riverbend Road    |
| Area        | Rural Sturgeon County |
| Subdivision | Shil Shol Estate      |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |



Province AB  
Postal Code T0G 0J0

Exterior

Exterior Features Flat Site, Treed Lot, See Remarks

Additional Information

Date Listed April 4th, 2025  
Days on Market 74  
Zoning Zone 70

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Listing information last updated on June 17th, 2025 at 4:17am MDT