

## \$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 75  
Zoning Zone 70

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