

\$1,500,000 - 0 Community Lane, Saprae Creek

MLS® #A2192338

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Land on 70.67 Acres

Saprae Creek Estates, Saprae Creek, Alberta

OWN THIS 70.67-ACRE PRIVATE PIECE OF PARADISE BACKING THE GOLF COURSE IN SAPRAE CREEK. This parcel of land represents the only opportunity in the Fort McMurray area to develop a huge lot or subdivide into up to as many as 33 lots. The scarcity of this type of lot availability provides a rare opportunity for the country residential lifestyle you have been waiting for. This massive lot is nestled in a secluded and private country residential setting where residents relish the calm in the close-knit hamlet of Saprae Creek. It is quiet by design and a location with a robust and active outdoor lifestyle. Saprae Creek is home to many recreational attractions, including Vista Ridge, a popular all-season recreation facility that offers skiing, snowboarding, downhill tubing, a wild play element park, mountain biking and quadding trails in the summer. Points West Trails is nearby, available for non-motorized and motorized recreational sports, including hiking, biking and cross-country skiing. The residents of Saprae Creek enjoy a playground, an Olympic-sized outdoor skating rink, a baseball diamond with bleachers, a volleyball court and basketball nets. Rotary Links Golf Course offers an 18-hole, LeFurber-designed, Links Style Course open to the public. More Saprae Creek activities include extensive snowmobile trails; nearby Clearwater Horse Club, and many special interest and sporting groups where neighbours come together to participate in yoga classes, family movie nights



and other fun events.

Essential Information

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|-----------|------------------|
| MLS® # | A2192338 |
| Price | \$1,500,000 |
| Bathrooms | 0.00 |
| Acres | 70.67 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 0 Community Lane |
| Subdivision | Saprae Creek Estates |
| City | Saprae Creek |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H 5B4 |

Exterior

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|-----------------|---|
| Lot Description | Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Few Trees, Greenbelt, Near Golf Course, Private, See Remarks, Near Ski Hill |
|-----------------|---|

Additional Information

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|----------------|--------------------|
| Date Listed | February 3rd, 2025 |
| Days on Market | 141 |
| Zoning | SE |

Listing Details

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|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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