

# **\$142,500 - Lot 21 & 23 Brookhollow Drive, Rural Sturgeon County**

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MLS® #E4441565

**\$142,500**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.30 Acres

Brookhollow, Rural Sturgeon County, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. These beautiful lots with mature trees are located along pavement and are being sold together. They each have their own title but located next to each other for a larger area. Total being 3.3 acres, approx. 30 minutes to Edmonton. Easy access to Bon Accord and Gibbons and Legal for shopping and schools. These scenic properties with rolling hills are perfect for a walk out basement. Power and Gas at the property line and each title has a \$1700 prepaid amount with Coronado Gas to go towards instillation of natural gas. These properties are bordered on the east by pasture land and on the North, by Park reserve land. Located at the end of a cul-de-sac so lots of room for parking and no through traffic on the service road in front of you. We, the owners had at one time received permission from the County to use the 3 acre Reserve land adjoining for pasture. Located 15 min from Half Moon Lake.

## **Essential Information**

MLS® #	E4441565
Price	\$142,500
Bathrooms	0.00



Acres	3.30
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Lot 21 & 23 Brookhollow Drive
Area	Rural Sturgeon County
Subdivision	Brookhollow
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0G 0B1

### Exterior

Exterior Features	See Remarks
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### Additional Information

Date Listed	June 9th, 2025
Days on Market	55
Zoning	Zone 60

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Listing information last updated on August 3rd, 2025 at 1:47pm MDT