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

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 REALTORÂ®) 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 ajoining for pasture. Located 15 min from Half Moon Lake.







## Essential Information

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|---|---|
| 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 |

## Additional Information

| Date Listed | June 9th, 2025 |
| Days on Market | 53 |
| Zoning | Zone 60 |