\$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 guiet 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

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

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Private, See

Remarks, Close to Clubhouse, Greenbelt, Near Golf Course, Near Ski

Hill

Additional Information

Date Listed February 3rd, 2025

Days on Market 38
Zoning SE

Listing Details

Listing Office COLDWELL BANKER UNITED

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