

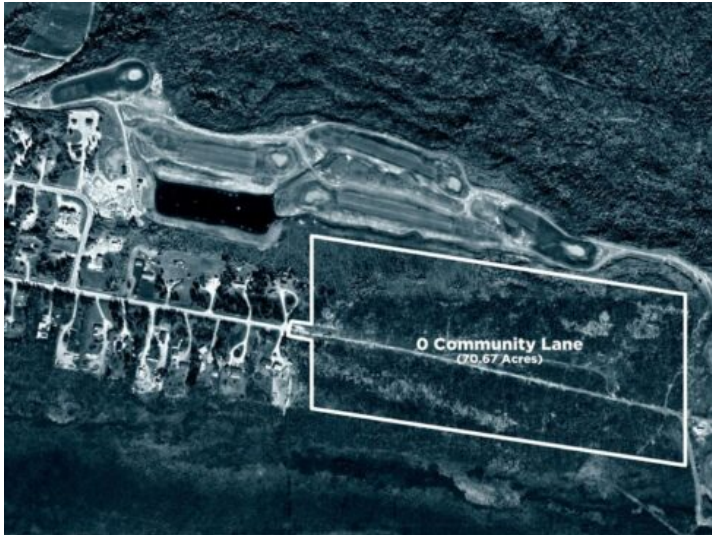


GRASSROOTS
REALTY GROUP

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0 Community Lane Saprae Creek, Alberta

MLS # A2272789



\$900,000

Division: Saprae Creek Estates

Lot Size: 70.67 Acres

Lot Feat: Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Few T

By Town: -

LLD: -

Zoning: SE

Water: -

Sewer: -

Utilities: -

OWN THIS 70.67-ACRE PRIVATE PIECE OF PARADISE BACKING ONTO THE GOLF COURSE IN SAPRAE CREEK. This exceptional parcel offers the only opportunity in the Fort McMurray area to create an expansive country estate for one or more families or subdivide into up to 33 individual lots. The scarcity of land of this size and flexibility makes it an unparalleled chance to secure the country-residential lifestyle you've been waiting for or the development opportunity. Nestled in a secluded and tranquil setting, this massive property sits within the close-knit hamlet of Saprae Creek—an area known for its peaceful atmosphere and robust, year-round outdoor lifestyle. Residents enjoy immediate access to a wide range of recreational amenities, including Vista Ridge, an all-season facility offering skiing, snowboarding, downhill tubing, a wild play element park, and extensive mountain biking and quadding trails in the summer. Nearby, Points West Trails provide a mix of motorized and non-motorized routes perfect for hiking, biking, and cross-country skiing. Local amenities include a playground, an Olympic-sized outdoor skating rink, a baseball diamond with bleachers, volleyball courts, and basketball nets. Golf enthusiasts will appreciate Rotary Links Golf Course, featuring an 18-hole, LeFurber-designed links-style course open to the public. Saprae Creek's vibrant community spirit continues with extensive snowmobile trails, the nearby Clearwater Horse Club, and numerous special-interest and recreational groups offering yoga classes, family movie nights, and year-round community events. Whether you envision a grand private estate or a thoughtfully planned subdivision, this rare offering captures the best of country living with unmatched potential.