

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

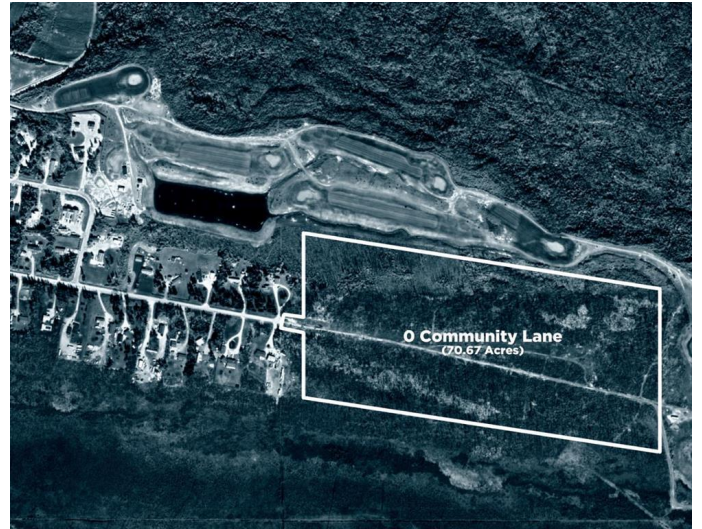
MLS® #A2192338

**\$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

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	79
Zoning	SE

## Listing Details

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.