

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

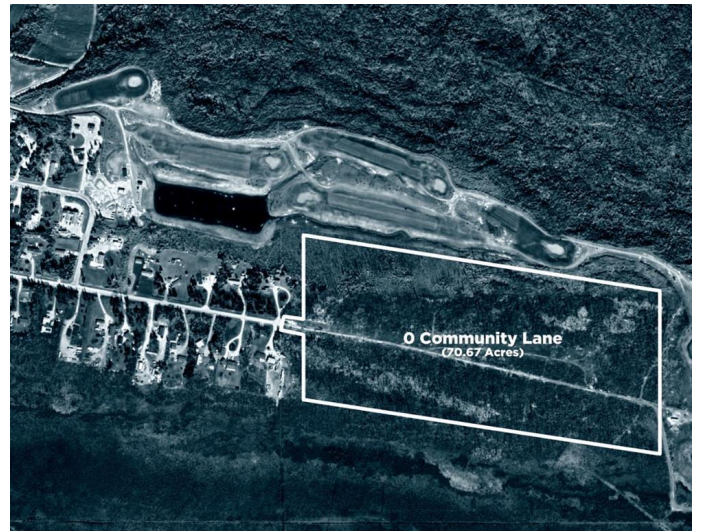
MLS® #A2192338

**\$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
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## Additional Information

Date Listed	February 3rd, 2025
Days on Market	107
Zoning	SE

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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