

# \$75,000 - 4810 52 Avenue, Andrew

MLS® #A2180616

**\$75,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.85 Acres

Andrew, Andrew, Alberta

Rare opportunity! Build your new home in a prime location! Serviced Lot: Ready with necessary utilities for building your dream home. This lot offers a fantastic chance to establish a residence in a community-oriented town with easy access to larger cities and highways. Located just 40 minutes east of Fort Saskatchewan and 5 minutes from a major highway to Fort McMurray, it combines comfort and accessibility.

Situated in the Town of Andrew, this serviced lot provides an easy commute to Fort Saskatchewan. It is conveniently located within walking distance of local amenities, including Andrew School, Andrew Community Centre, and the historic Andrew Grain Elevator.

## Essential Information

MLS® #	A2180616
Price	\$75,000
Bathrooms	0.00
Acres	3.85
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	4810 52 Avenue
Subdivision	Andrew



City	Andrew
County	Lamont County
Province	Alberta
Postal Code	T0B0c0

### **Additional Information**

Date Listed	November 21st, 2024
Days on Market	260
Zoning	Residence land

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.