

**W:5 R:7 T:57 S:1 Q:SE W:5 R:7 T:57 S:1 Q:SE**  
**Sangudo, Alberta****MLS # A2277660****\$85,000****Division:** NONE**Lot Size:** 8.72 Acres**Lot Feat:** -**By Town:** -**LLD:** 1-57-7-W5**Zoning:** Hamlet Commercial**Water:** -**Sewer:** -**Utilities:** -

Great opportunity for development. Bare land close to Sangudo ready for someone to develop. Plenty of trees and shrubs . 8.72 acres ! Proximately about 3.5 hours drive from Calgary, or about 1.5 hours drive from Edmonton. Directions: North toward Red Deer on the number 2 highway At Red Deer take exit 405A which is number 11A highway to sylvan lake west. 14 kilometers on highway 20 towards sylvan lake Turn left on highway 39 and go 65 kilometers Turn right on highway 759 for 22 kilometers Turn left to Jasper for 43 kilometers Turn right on 757 for 8.4 kilometers Turn left on 52 st for 35 kilometers turn right on 48th street for 250 meters Map also on Supplements.