

4810 52 Avenue  
Andrew, Alberta

MLS # A2180616

**\$75,000**

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**Division:** Andrew

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**Lot Size:** 3.85 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** Residence land

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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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.