

# \$830,000 - 4410 45 Avenue, Castor

MLS® #A2176428

**\$830,000**

0 Bedroom, 0.00 Bathroom,  
Land on 13.22 Acres

NONE, Castor, Alberta

Zoned urban reserve and having a water license to hold and use 2 acre/ft, this 13.22 acre parcel of land is located on the south west corner of Castor. There has been many items added to property in the past such as various trees, dill, strawberries, rhubarb, fruit trees, asparagus, horseradish, raspberries, and clover. The reserve has an irrigation system to water all the garden products every year and has know to grow giant pumpkins and squash with the right touch to a pumpkin weight of over 550 lbs. The owners have spent numerous hours adding top soil to the property and there is approx 8-12 inches of good quality top soil. There is in excess of 3,000,000 million gallons of water to be held for use. This property has been surveyed under a new title now, but can be divided up into parcels to suit the buyer. Included is the Solar system now supplying power to the grid.



## Essential Information

MLS® #	A2176428
Price	\$830,000
Bathrooms	0.00
Acres	13.22
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	4410 45 Avenue
Subdivision	NONE
City	Castor
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C0X0

### **Amenities**

Waterfront	Pond
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### **Exterior**

Lot Description	Garden, Irregular Lot, Backs on to Park/Green Space, Many Trees
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### **Additional Information**

Date Listed	October 31st, 2024
Days on Market	169
Zoning	URBAN RESERVE

### **Listing Details**

Listing Office	Sutton Landmark Realty
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