

Movement Dance Studio opens in Morinville

By Stephen Dafoe and Morinville Online

Movement Dance Studio, a new recreational dance studio for dancers of all ages and abilities, opened on Sunday, Sept. 11, to show Morinville and area residents what they can offer.

Owners Rachele and Mitchell Namchuk still have some work to do at their 10507-100 Avenue location but are already taking registrations for classes.

Rachele Namchuk, who grew up in Morinville, said dance had been a lifelong passion for her.

"I started dance at the age of two-and-a-half. I grew up dancing at Classique Dance and Dance Connection, and



Rachele Namchuk (back row - third from right) poses with her dance family at the grand opening of Movement Dance Studio on Sunday, Sept. 11. The new studio offers a variety of dance styles. **Stephen Dafoe Photo**

Continued on **page 2**

Rosieridge hosting regional Household Hazardous Waste Roundup in Gibbons

From left: Rosieridge labourer Cara Zielinski and Manager Susan Berry show some of the many items accepted at the upcoming Household Hazardous Waste Roundup in Gibbons on October 1.



Press Release

As we say goodbye to summer and the month of September, it is a perfect time to say goodbye to those

cans, jars and bottles of cleaning solutions, old paint and other Household Hazardous Waste products accumulated over the year.

Rosieridge Landfill

Commission is hosting their second Household Hazardous Waste and Electronics Roundup of 2022 in Gibbons on

Continued on **page 6**

Bon Accord welcomes new councillor

At the Regular Council Meeting on September 6, 2022, Timothy J. Larson was sworn into the office of Councillor for the Town of Bon Accord following the August 30 by-election.

Timothy Larson has been a resident of Bon Accord for 32 years. Along with his wife, Kathy, he is proud to call this little town their home. They raised their son, Landon, in Bon Accord, and are proud and happy that he has also chosen to raise his family in this friendly little town.

He has served on Council before and enjoyed working with

many of the volunteer and service groups in the community. For 18 years he sat on the Bon Accord/Gibbons Ambulance Association holding several positions and finished his service as president. Tim has always been an active Bon Accord resident -- he volunteered with the Bon Accord Community league, coached his son's hockey and baseball teams and served as a Council representative on many of the local committees and volunteer groups. He is looking to serving this great little community and its people once more.

Tim worked for the City of Edmonton for 38 years, starting out as a Transit Operator, then working his way up to be a Transit Instructor, and an Inspector. After 'retiring' from the City of Edmonton he then went to work for the Regional Municipal of Fort McMurray for 6 years as a Senior Trainer in their municipal transit department.

The Town of Bon Accord extends its congratulations to Councillor Larson and we look forward to working together to further the progress of Council's 2022-2026 Strategic Plan goals.




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|---|---|--|---|--|
| <p>British Columbia & Alberta Peace Region</p> <p>FALHER
Wed., Oct. 19
St. Isidore Co-op
Range Rd. 213
780-837-2205</p> <p>FORT ST. JOHN
Wed. Oct. 12
Nutrien Ag Solutions
9704 78 St.
250-785-3445</p> <p>GRIMSHAW
Tues., Oct. 18
Peace Grain
Advantage
235014 Township
Rd. 833
780-332-4400</p> <p>ROLLA
Thurs., Oct. 13
Rolla Agricultural
Services Ltd.
5082 Rolla Rd.
250-759-4770</p> <p>RYCROFT
Fri., Oct. 14
Nutrien Ag Solutions
52044 Highway 49
780-765-2865</p> | <p>SEXSMITH
Thurs., Oct. 20
Nutrien Ag Solutions
Intersection of Hwy 2
& Hwy 672
780-568-6060</p> <p>Northern Alberta</p> <p>ALLIANCE
Fri., Oct. 7
Meadowland Ag
Chem Ltd.
206 Alliance Ave.
403-882-2490</p> <p>BOYLE
Mon., Oct. 3
Nutrien Ag Solutions
#1 Elevator Rd.
780-689-3650</p> <p>CAMROSE
Tues., Oct. 4
Cargill Ag Horizons
46036 Hwy 56, RR1
780-672-4710</p> <p>COUNTY OF BARRHEAD
Tues., Oct. 4
Neerlandia Co-
operative Assn. Ltd.
3224 Twp. Rd. 615A
780-674-2820</p> | <p>EDGERTON
Tues., Oct. 4
Nutrien Ag Solutions
Junction Hwy 14 &
Hwy 894 N
780-755-3734</p> <p>HAIRY HILL
Thurs., Oct. 6
Nutrien Ag Solutions
Corner of Hwys 29
& 45
780-768-3825</p> <p>INNISFAIL
Fri., Oct. 7
Central Alberta Coop
35435 Range Rd. 282
403-227-3466</p> <p>IRMA
Thurs., Oct. 6
Nutrien Ag Solutions
5113, 48 Avenue
780-754-4040</p> <p>*LACOMBE NEW
Wed., Oct. 5
Central Alberta Co-op
3407 52 Ave.
403-782-2232</p> <p>LEDUC
Fri., Oct. 7
Cargill Ag Horizons
49532 Range Rd.
262 Leduc County
RR#1
780-985-3601</p> | <p>LEGAL
Wed., Oct. 5
Sturgeon Valley
Fertilizers
57402 RR 252A
780-961-3088</p> <p>PENHOLD
Thurs., Oct. 6
Nutrien Ag Solutions
27528 Highway 42
403-886-4326</p> <p>PROVOST
Mon., Oct. 3
Synergy Ag Services
Hwy 13, 1 mile E of
Provost, quarter mile
north Range Rd. 23
780-753-7587</p> <p>ROSALIND
Mon., Oct. 3
Nutrien Ag Solutions
#1 Railway Ave. North
780-375-3966</p> <p>ST. ALBERT
Thurs., Oct. 6
Sturgeon Valley
Fertilizers
55003 Range Rd. 253
780-458-6015</p> <p>ST. PAUL
Fri., Oct. 7
Parrish & Heimbecker
A58207 RR # 93A
780-645-4494</p> | <p>VEGREVILLE
Wed., Oct. 5
Cargill
6422 Hwy 16A W
780-632-2363</p> <p>VERMILION
Mon., Oct. 3
Cargill
Range Rd. 63
(1 mile east of
Vermillion)
780-853-6200</p> <p>VIKING
Tues., Oct. 4
Nutrien Ag Solution
Hwy #14 East
780-336-3180</p> <p>WAINWRIGHT
Wed., Oct. 5
Parrish and
Heimbecker
Intersection of Hwy
14 & Hwy 41, 2 mile S
Hwy 41
780-842-3306</p> |
|---|---|--|---|--|



* Ponoka event cancelled.
• Next Cleanfarms collection in these areas in 2025.
• To view collection site maps or for collection dates elsewhere:
cleanfarms.ca/materials/unwanted-pesticides-animal-meds/


Cleanfarms.ca
info@cleanfarms.ca @cleanfarms



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Learn more about how United Way is addressing menstrual equity in our region.
myunitedway.ca/periodpromise

Continued from **page 1**

as I trained to become a teacher in university, I started teaching dance in Morinville as well," Namchuk said. "Through my years of teaching, I ran a Dance Academy program through the local schools in town. This year, it was time to make a change, and I was ready to open my own space and dance studio."

Namchuk said that although she had never felt ready before, that changed this year, and it was time to go for it and achieve her longtime goal. "I never thought I'd be driven enough to do it, and this year was the year—I challenged myself for that."

While Rachelle will lead the operations in terms of dance programming and instruction with the assistance of other dance teachers, husband and business partner Mitchell Namchuk will look after the operations side of the business.

"I'm an assistant on the financial advice and running everything," he said. "I'll be handling the business operations, and we'll

be hiring more for the business operations already."

Movement Dance Studio will focus on Namchuk's expertise in ballet, lyrical, tap, contemporary and modern dance.

"I'm very into contemporary/modern dance," she said, adding her children are becoming obsessed with dance, particularly her six-year-old daughter. "She wants to get into everything. It seems very fitting. Let's do this and open up our own space so I can continue to pass it down to my daughter and my children for the years to come."

Although children will be a large part of the new dance studio's students, lessons are open to all age groups—two to adults.

"We have a musical theatre adult class. We have adult hip-hop, adult lyrical class, and adult tap class," Namchuk said. "We're hoping to eventually open up some offers for seniors. We've had a lot of interest in seniors doing tap dancing, which we'd love to do, and hopefully, it is something we can

make happen as short sessions."

Movement Dance Studio offers full-year programming from September to June with a year-end and Christmas recital for non-adult students.

In addition to the dance classes, they also offer theatrical make-up with an upcoming session focused on wounds and gashes for Halloween.

"[We use] professional theatre makeup. It's really cool, and it's a really unique thing," Namchuk said. "We work with Carrie's costumes. They've been a huge supporter of ours."

Whether dance or makeup, Namchuk said she and partner Mitchell want to emphasize that they are a dance family at Movement Dance Studio and that everyone is welcome.

"We want everyone to be part of something great and feel comfortable and like they belong," Namchuk said.

Movement Dance Studio can be reached online at MovementDanceStudioInc.com or on its Facebook page at [Facebook.com/movementdancestudioinc](https://www.facebook.com/movementdancestudioinc).



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PUBLIC HEARING - BYLAW 1597/22
Amendment to the Land Use Bylaw 1385/17 - Diversified Agriculture

In accordance with Section 606 of the Municipal Government Act, Sturgeon County Council is requesting public input on proposed Bylaw 1597/22. This Bylaw proposes to amend the Land Use Bylaw by enacting recommendations of the Agribusiness and Agritourism Review Task Force Recommendations Report including, but not limited to:

- Creation of Event Venue use and related regulations.
- Creation of Diversified Agriculture use and related regulations.
- Amending the AG - Agriculture District to allow Diversified Agriculture as a permitted use.
- Creation of an AG2 - Agriculture 2 District to allow more intensive agricultural uses as permitted uses.
- Allow the gathering of development information to be used to trial an Impact Matrix.
- Other related changes.

Proposed amendments to the Bylaw since the June 14, 2022 Public Hearing include:

- Removing Event Venue use from the AG - Agriculture District.
- Clarification of Diversified Agriculture definition.
- Other related changes.

The Public Hearing will be held both in person and via videoconference:
Thursday, October 6, 2022 at 5:00 p.m.
 at Sturgeon County Council Chambers
 9613-100 Street, Morinville, Alberta T8R 1L9

In-person Speakers
 If you intend on participating in person, you are encouraged to pre-register for the Public Hearing by contacting Legislative Services at **780-939-8279** or **780-939-8277**.

Speakers participating through videoconference
 If you wish to speak at the Public Hearing via videoconference, you **must** register 24 hours prior to the opening of the Public Hearing (no later than October 5 at 5:00 p.m.) by contacting Legislative Services at **780-939-8279** or **780-939-8277**. This is to ensure that virtual participants receive instructions to access the videoconference.

Requirements for all Speakers
 All Speakers will be given a 5-minute time limit and are encouraged to provide a written copy of their submission in advance of the Public Hearing.


Written Submissions
 All interested parties are encouraged to express their views by providing a written submission to Legislative Services by email at **legislativeservices@sturgeoncounty.ca**. Written submissions will be accepted up to the close of the Public Hearing.

Persons wishing to view the Public Hearing without making a submission are invited to attend in person or view the livestream Sturgeon County website at **www.sturgeoncounty.ca/CouncilMeetings**. To view the livestream, click on the meeting date on the calendar, then click on the video link.


Any inquiries regarding the proposed Bylaw should be directed to **Tyler McNab**, Program Lead Development and Safety Codes, Planning and Development Services at **tmcnab@sturgeoncounty.ca** or **780-939-8342**.

Freedom of Information and Protection of Privacy Act: By submitting comments on this bylaw, either orally or in writing, the personal information you provide may be recorded in the minutes of the Public Hearing, or otherwise made public. This information is collected in line with section 33(c) of the Freedom of Information and Protection of Privacy Act. If you have any questions, please contact the Sturgeon County Access and Privacy Officer at 9613-100 Street, Morinville, AB T8R 1L9, 780-939-4321, or foip@sturgeoncounty.ca

www.sturgeoncounty.ca



Notice of Nomination Day



Local Authorities Election Act (Section 26)

LOCAL JURISDICTION: Town of Legal, PROVINCE OF ALBERTA.

Notice is hereby given that Nomination Day is September 26, 2022, and that nominations for the election of a candidate for the following office will be received at the location of the local jurisdiction office set out below within the period beginning on August 18, 2022 and ending at 12:00 noon on Nomination Day.

Office:	Number of vacancies:
Councillor	1

Location of Local Jurisdiction Office:
 Town of Legal Municipal Office
 5021 50 Street
 Legal, AB T0G 1L0

Dated at the Town of Legal, in the Province of Alberta, this 18th day of August, 2022.

Anna Keane
 Returning Officer

Find more information regarding the upcoming by-election at www.legal.ca



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Local cows are grazing and enjoying a drink while basking in the last of the lovely September weather before the cold winter soon hits our province. **Photo By Myrina Carter**

By Myrina Carter

As the temperature begins to drop and farmers work through the harvesting season, some are preparing for winter by preparing

their livestock. Livestock includes animals like cows, pigs, horses, goats and many more. Farmers have a lot to do before the freezing temperatures hit their farms and have been

busy preplanning what they will do for winter. They must prepare and plan for the basic needs of animals like food, water and shelter. Doing so will keep the animals healthy

through the minus 30 weather and help reduce the number of sick animals and save money.

Ensuring a dependable water supply is an asset; farmers cannot

rely on natural water sources as it will freeze and take days before it thaws. Many farmers use tank heaters or de-icers, which take well-kept maintenance to stay running each year. Some farmers don't use heaters but will insulate all the pipes and faucets.

Some livestock is accustomed to foraging through the warmer months. Therefore, farmers must consider that animals must eat more in the winter to provide extra calories for heat energy. Eating more food also gives to keep warm. Farmers always make a backup plan just in case they must follow through with emergency feeding procedures.

Shelter for livestock will need to be prepared through the fall months, and when the

cooler winds begin to pick up, the shelters are called windbreaks. Windbreaks are set up for the outdoor animals to shelter from the brutal winter winds. Farmers also winterize barns and other shelter buildings. The buildings' roofs are constantly inspected and repaired to withstand the heavy weight of snow through the winter. They also set up heaters and ensure they are properly working and that the sheltered areas have good ventilation.

Farmers check on livestock daily, ensuring their livestock's needs are met and are prepared for any unexpected emergencies they may face through the cold winter months. A farmer's job is never done.

Continued from **page 1**

October 1 from 10 a.m. to 2 p.m. at the Gibbons Cultural Centre (5115 51 Street). Participants do not need a landfill permit for this free event.

"Hazardous Wastes are not accepted at Roseridge yet as a year-round program," said Roseridge Manager Susan Berry,

noting there are plans to accept the materials when their new facility opens. "We ask that residents store their household hazardous waste safely on their property for these events where they can dispose of them and keep them out of the landfill."

Roseridge currently holds a spring and fall event. The

first event of 2022 took place in Morinville this spring, and this fall's event allows the region's residents another opportunity to dispose of their items properly.

"Roseridge has taken on this role from the municipalities to support a regional effort and collaboration," said Roseridge Manager Susan Berry. "Rather than

each of the municipalities duplicating the service and offering it on their own, we're doing it on behalf of the entire region."

Household hazardous waste includes cleaning products, paints, pesticides, and other consumer products with warning labels, as well as used cooking oil.

"If you are unsure, bring

it," Berry said, noting the default should be to bring everything.

In addition to the household hazardous wastes, the event will include an electronics roundup where they will accept anything with a plug, from old hair dryers to television sets.

Berry and the Commission hope for another successful event and encourage the area's residents to come out.

"It's completely free. It's convenient. It's in town. Stop in and bring it, even if you have one or two items," Berry said. "Bring those one or two items and keep them out of the landfill."

Roseridge Landfill Commission is a regional partnership between Bon Accord, Gibbons, Legal, Morinville, Sturgeon County, and Redwater.

For Further Information Contact: Roseridge Landfill Commission Manager Susan Berry, 780-619-2585, manager@roseridge.ab.ca

G3 is Moving Alberta Farmers' Grain to Market Faster Than Ever

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Alberta farmer Craig Mills started delivering grain to G3's Morinville elevator as soon as it opened in 2020. He liked what he saw right away.

"A bright, clean modern facility, nice and clean and fresh," he says. Since then, he says he's appreciated that the facility has maintained its speed and efficiency even as more and more producers choose to haul their grain there, getting trucks in and out quickly.

General Manager Ryan Dechief is accustomed to the positive reviews.

"Our customers appreciate the speed of our unloads and the calibre of people they meet at G3 on the driveway and in the office," he says. "They're surprised at how quickly and consistently we ship grain out of our plant and happy to see that efficiency reflected in the prices we offer."

G3 Morinville features



the same loop-track design as the Winnipeg-based company's other high-efficiency grain elevators across the Prairies. It allows the facility to bring an entire 150-car grain train onto the property and load it in continuous motion as it moves around the track. The train delivers the grain to G3 Terminal Vancouver

and within a few days is back at the prairie elevator for another load.

"Grain movement is all about operational efficiency. Our model integrates the most modern and novel engineering designs at all points in the supply chain. This reduces operational costs while increasing the speed at which we can move grain from farm to

boat," says Dechief.

That means more delivery opportunities and more competitive prices for Canadian farmers marketing their grain. It's part of a system that features high efficiency top to bottom, says Dechief.

G3 has more than 600 employees at facilities across Canada. Visit G3smarter.ca.

Bon Accord Medical Centre

This is to announce that my colleague and Partner Dr Francis Okolie has relocated his practice to Riverpointe Medical Centre in Fort Saskatchewan effective October 1st 2022 for personal reasons and therefore his last day in Bon Accord is September 30th 2022.

While we wish him well in his future endeavours, I wish to reassure patients that Bon Accord Medical Clinic remains open and I continue to accept new patients.

For patients who wish to continue having their healthcare needs at Bon Accord Medical Clinic please feel free to contact my front desk staff on 780-565-3007 to make the necessary arrangements of transfer of care.

Best wishes
Dr Ferdinand Osuagwu
(Dr Ferdinand)MRCGP(UK) CCFP
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MEIER UNRESERVED GUN & SPORTSMAN AUCTION. Saturday, Oct 1 - 10AM, Located 4740 57 St Wetaskiwin, AB Consign Now. Phone 780-446-4360. Visit www.meierauction.com For More Details.

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ACREAGE & BUSINESS DISPERSAL On-Line Timed Auction for Enviro Hazmat/ Barry & Allie Lesiuk, Biesecker, AB Sept. 30 - Oct. 4/22. Selling Trucks, Trailers, Skid Steer, Tractors, Emergency Response and Hazmat Equipment & Supplies including Fire Truck, Portable Hazmat Vacuum, Tools, Lumber & much more. www.montgomeryauctions.com. 1-800-371-6963.

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Coming Events

FIREARMS WANTED FOR OCTOBER 2022 LIVE & ONLINE AUCTION: Rifles, Shotguns, Handguns, Militaria. Auction or Purchase: Collections, Estates, Individual items. Contact Paul, Switzer's Auction: Toll-Free 1-800-694-2609, sales@switzersauction.com or www.switzersauction.com.

EMPLOYMENT

MIXED GRAIN and potato operation is hiring farm workers to grade and sort potatoes, equipment operators and Class 1 & 3 truck drivers, to begin early September.

Located South-West of Smoky Lake. Email resumes to anchorffarms@gmail.com. Call 780.656.0507 for more information.

SMOKY LAKE JOB opportunity - spread the word, we are looking to expand our team. Entry level OR experienced staff needed. On the job training. Email resume & cover letter to smokylake-daycare@outlook.com to apply.

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WE BUY DAMAGED GRAIN - Heated, Mixed, Tough, Light, Bugs, Spring Thrashed....Barley, Wheat, Oats, Peas, Flax, Canola. "On Farm Pickup". Westcan Feed & Grain 1-877-250-5252.

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For Sale

WHITE SPRUCE TREES: 5' average \$50. Installation ONLY \$19. Includes: hole augered, Wurzel Dip enzyme injection, bark mulch application, staking. Minimum order 20. One-time fuel charge: \$125-175. Crystal Springs. 403-820-0961. Quality guaranteed.

DOUBLE WIDE MODULAR HOME 1.5 baths, 4 bdrms, living room, dining room, kitchen, 4 appliances, washer, dryer, fridge, stove. Asking \$56,000. Call

780-718-6763.

Health

GET UP TO \$50,000 from the Government of Canada. Do you or someone you know have any of these conditions: ADHD, Anxiety, Arthritis, Asthma, Cancer, COPD, Depression, Diabetes, Difficulty Walking, Fibromyalgia, Irritable Bowels, Overweight, Trouble Dressing...and Hundreds more. ALL Ages & Medical Conditions qualify. CALL THE BENEFITS PROGRAM 1-800-211-3550 or send a text message with Name and Mailing Address to 403-980-3605 for your FREE benefits package.

HIP/KNEE REPLACEMENT. Other medical conditions causing TROUBLE WALKING or DRESSING? The Disability Tax Credit allows for \$3,000 yearly tax credit and \$30,000 lump sum refund. Take advantage of this offer. Apply NOW; quickest refund Nationwide: Expert help. 1-844-453-5372.

Land for Sale

FARMLAND AND PASTURE LAND BY SASKATCHEWAN RIVER. 160 acres. Best hunting in Saskatchewan. Excellent fishing. Thick pine & poplar bluffs, by water coulee. Old yard site with power and water. Revenue Potential. East of Prince Albert, SK. \$248,000. Call Doug 306-716-2671.

3 QUARTERS OF CROPLAND South of Weyburn, SK. Distressed sale. Priced below market at 1.27 x assessment, with a 4% return with lease. \$594,800.00. Call Doug at 306-716-2671.

Services

CRIMINAL RECORD? Why suffer employment/licensing loss? Travel/business opportunities? Be embarrassed? Think: Criminal Pardon. US entry waiver. Record purge. File destruction. Free consultation. 1-800-347-2540. www.accesslegalmjf.com.

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National Day for Truth and Reconciliation



Office Closure: September 30

To provide staff with an opportunity to reflect on the legacy of residential schools, Sturgeon County recognizes September 30 as a statutory holiday marking the National Day for Truth and Reconciliation. All County offices will be closed on September 30 and municipal operations will be limited with regular operations resuming on October 3.



Beauty and the Beast stopped by the Morinville Farmers' Market on Sunday, Sept. 11. From left: Michelle McClinton, The Beast, Beauty, three-year-old Caroline Ring and her mom. **Stephen Dafoe and Morinville Online Photo**



The Bon Accord Knights and Redwater Renegades had some great games at Lilian Schick School in Bon Accord on September 13.



OFF GRID CABIN

9.88 Acres of mature forest north of Thorhild with a 16x16 cabin built in 2012 on a cinder block foundation finished inside with pine. It has one large kitchen/living room on main floor with an additional small room for a future bath. The upper floor loft bedroom is 16'x10'. There is a wood burning stove for heat, small inverter with 2 small solar panels along with a Honda 300 generator for power. The 3 season screened in front porch has removable plexi glass panels which could also make a future greenhouse. Comes complete with an outhouse, partially finished shower house, and 12'x10' storage shed. Extremely private property which can't be seen from the road. Great for hunting and recreation as there is lots of crown land within a few miles of this property. Would also make a great place to build your dream home. **\$125,000. Call Heather for more info.**



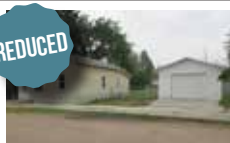
5 BEDROOMS WITH HEATED GARAGE IN THORHILD

Well maintained and nicely upgraded 5 bedroom bungalow with 7 year old 28'x22' heated detached garage. Upgrades in the past 7 years include electrical panel, shingles, soffits, furnaces, security system, paint inside and out, some bathroom upgrades, hot water tank, some basement flooring and windows. Main floor features a large open kitchen and living room, 2 good sized bedrooms, a 4 piece bathroom and a laundry/office. Basement has a second kitchen, second living room, 3 bedrooms, utility/laundry room and a 5 piece bathroom. The fenced yard has a newer deck with gazebo, large storage shed, lots of flowers and shrubs and the oversized double garage. Great opportunity here for a large family, extended family or rent out the basement for extra income. **\$197,000. Call Heather to view.**



OFFICE BUILDING IN THORHILD

3300 sq ft office building located in the Hamlet of Thorhild, about 50 min North of the East side of Edmonton. The concrete block/brick building was built in 1975 and has been well maintained over the years. Previously operated as a bank and has a walk in vault, 7 offices, lunch room area with sink, one 2 piece bathroom and another washroom with sink and 2 toilet stalls. Large open front reception area. Good opportunity for another bank to expand to Thorhild, retail space, accounting or lawyers office, hair salon, or any other business. 130'x66' lot offers lots of parking space or room for a playground for a child care business. Perfect for a drive through restaurant or lounge (which the hamlet doesn't have) or a micro brewery! **\$150,000. Call Heather to view.**



AFFORDABLE LIVING IN EGREMONT

Affordable living on a double lot in Egremont for a total of 80'x130'. This 2 bedroom home has recently had all new flooring and paint. The lot is completely fenced with mostly chain link fencing. There is a gate off the back alley for convenient parking of your holiday trailer. The 24'x16' detached garage has good concrete and is wired and insulated and finished inside. Located in the Hamlet of Egremont which is only a few minutes from Redwater. Quiet small town living with a few houses, community hall and cute pub/restaurant but yet close to the conveniences of a larger town with a hospital. **Only \$57,900. Call Heather to view.**



COMMERCIAL BUILDING IN THORHILD

Lots of opportunity here to open your own business with an affordable 880 sq ft building all ready to move into. Features two bathrooms, kitchen area, storage and open area for customers. Renovations in the past few years include electrical, furnace, central air conditioning, plumbing, paint and flooring. Large pie shaped lot leaves lots of room for the recently built outdoor patio. Most recently used as a restaurant but could also be a lounge, office space, massage, hair dresser, dog grooming business or any other business with only minor renovations. Might also be the possibility of renovating to small living quarters with County approval required. Located in the hamlet of Thorhild, just about 50 min north of Edmonton. **Only \$84,500. Call Heather to view.**



GRAIN LAND NW OF THORHILD

80.21 acres of cultivated grain land just a few miles NW of Thorhild. Mostly open cultivated land with a dugout and spring creek going through it. Good opportunity to add to your land holdings, start a hobby farm or could be a good holding property for investment with income potential. Excellent possibility of subdividing another 10 acres out of this property. Adjoining 80 acres with homesite is also listed for sale. **\$200,000. Call Heather for directions.**



STARTER HOME WITH HEATED GARAGE

Perfect starter home, retirement home or for an investor. Comes with a fantastic 26'x24' insulated, heated garage built in 2008. Garage has a steel i-beam to lift motors and two 10' high overhead doors. The home features a newer electrical panel, linoleum and laminate flooring, furnace and h/w tank. There is 1 bedroom and a 3 piece bath on the upper floor. Bsmt has a toilet and shower in the laundry room. The rest of the basement is one open room. There is a sink and small cabinets in this room as well. Large back deck, gas line for bbq, storage shed and beautiful mature trees complete this property. **\$99,900. Call Heather to view.**



7.02 ACRES BY REDWATER

What a great opportunity for a future hobby farm just a mile north of Sturgeon County boundary NE of Redwater. Over 1700 sq ft 2+1 bdrm home built in 2001 with heated double det'd garage. Main floor features huge kitchen, living room, huge front entry, hot tub room (could be renovated to bedroom or office), den, 2 bdrms and 1 1/2 baths. Finished basement has a 3rd bdrm, 3 pce bath and family room. Features oak cabinets with island, wood stove, and huge tiered back deck. Absolutely gorgeous landscaping with many mature planted trees. There is a large grass area south of the yard with a dugout that would make a great future horse pasture. Storage shed, chicken coop and other outbuildings would make other great animal shelters. Less than a half hour to Fort Saskatchewan and only a few miles from highway 63 if heading to Fort Mac to work. **\$345,000. Call Heather to view.**



78.53 ACRES FOR THE NATURE LOVER

Gorgeous fully treed land about 1 hour north of Edmonton in Thorhild County. Approximately half large, mature spruce trees with the south end deciduous trees. There is an access off the range road and a trail was cut into a bit of clearing for camping. It has become a bit overgrown but could easily be cleared out once again. Great opportunity to build your cabin or dream home. Great for hunting or nature lovers with lots of wildlife. Owners have seen lots of deer and moose. Excellent possibility of subdividing a 10 acre parcel from this piece. Adjoining 80 acres with homestead also for sale. **\$169,900 call Heather for directions.**



80 ACRE HOBBY FARM WITH HOME BY THORHILD

This is one of the nicest modular homes I've seen. 2013 built 20x76 modular home with 3 bedrooms, 2 baths for a total of 1520 sq ft. Lots of cabinets with all stainless steel appliances and island with sink and dishwasher. Large primary bedroom with walk in closet and 4 pce ensuite with corner soaker tub and separate shower stall. Garden doors from the dining area lead to maintenance free front deck. Posts have been sunk into the ground for future back deck as well. Gorgeous firepit area amongst the trees behind the home. Extremely private property surrounded by mature trees. About 50 acres of the west end of the property is hay land and there is a dugout and some pasture land. Auto waterer in pasture. Comes with a vinyl sided storage shed and horse shelter. **\$425,000 plus gst. Call Heather to view.**



WELL KEPT 4 BEDROOM HOME IN THORHILD

Upgrades this summer include exterior & interior paint, shingles & LR flooring. Furnace & linoleum replaced just a few years ago as well. Main floor features a large eat-in country kitchen with plenty of cabinets, large LR and storage closets. Upper floor has a good size primary bedroom with double closets & two additional bedrooms. The main floor bathroom has lots of cabinet and counter space as well as a linen closet. There is convenient door to the Primary Bedroom as well as a laundry area, large 4th bedroom & 3 pce bath. There is lots of additional storage space in the crawl space. Back yard has a 12'x14' garage with attached 22'x16' covered carport. Just needs the walls on the carport & you would have a nice double garage. Thorhild is a great community with K-12 school, dentist, medical office, banks, grocery store, hardware store & even an outdoor swimming pool. Less than an hour from Edmonton. **\$169,800. Call Heather for more information.**



GLENN FISHER TEAM

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