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Vol. 33 No. 32 Morinville, Gibbons, Bon Accord, Legal, and surrounding areas Wednesday August 09, 2023

A sister publication to **The Review**, Redwater, Alberta

## Fusion Thrift Shoppe expands in downtown Morinville



Jocelyn Hansen, the manager of Fusion Thrift Shoppe and the executive director of Fusion 316 Incorporated, the organization behind the shop, stands in their second 100 Avenue location in Morinville. - Stephen Dafoe Photo



those needing assistance in clothing and housewares get what they need at no cost.

**By Stephen Dafoe**

A year and a half after opening, Fusion Thrift Shoppe is expanding in downtown Morinville.

The non-profit store opened on February 1, 2022, in the former Body Shop Fitness Centre. In that 4,000-square-foot location, the store offered a large selection of clothing, books, videos and a selection of household goods and knickknacks.

Eighteen months later, on Wednesday, July 26, 2023, it opened its second location next door to CX Shooters in the former Free Press office.

Jocelyn Hansen, the manager of Fusion Thrift Shoppe, is also the executive director of Fusion 316 Incorporated, the charitable organization behind the store.

Hansen said the

volume of excellent donations prompted the expansion.

"We have so many donations that are just really awesome, nice quality good stuff," Hansen said. "So, we thought, we need to be able to offer this to the community."

Hansen and her volunteer staff thought that if the building next door ever became available, they'd have to consider looking into it. The building became available, and the Fusion Thrift Shoppe expansion moved forward.

"We're going to give it a try and see if we can offer the community more clothes, more houseware," Hansen said, noting that with winter coming soon, the additional space will allow for more clothing, notably bulky winter clothing in the original location, while

housewares and other non-clothing items will be showcased and sold at the second store.

"This will just allow us to offer a better selection all the way around," Hansen said, noting that with the one location, they did not have enough room to put out all the items they receive from the public.

"We're out of space, but we have enough inventory that we can fill two buildings. That's what we're going to try and do."

Hansen attributes the success of the donations to donors' love of supporting local, as well as the convenience of not having to drive to St. Albert or Edmonton.

"But it is also that people are really loving the charity and the work in the local community," Hansen said. "They love to pour

into that, and we get that kind of feedback all of the time. 'Thank you for being in the community. Thanks for the service that it brings, and thanks that people can drop stuff off right in their own hometown.'"

Fusion works with Sturgeon Victim Services, Jessie's House, local schools, and churches to ensure

those needing assistance in clothing and housewares get what they need at no cost.

has also worked with groups and agencies as far away as Barrhead and Athabasca.

Fusion was started in Australia 60 years ago and is now in 20 or more countries, including Canada, for about 20 years.

The two stores operate Monday to Friday from 10 a.m. until 5 p.m. and on Saturdays from 11 a.m. to 3 p.m.

Fusion is a volunteer-run organization, and Hansen said they are looking for more volunteers to run the two locations. Those interested can drop into the store to learn more.

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Provincial Baseball Champions, the U15 Legal Legends, rode in style during the Fête au Village Parade on Saturday, July 29. - Stephen Dafoe Photo



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A Shelby Cobra drives up the road at the Fête au Village Car Show on Saturday, July 29. – **Stephen Dafoe Photo**

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Tickets must be purchased within Alberta. 2,293,250 tickets are available at 1 or \$100, 3 for \$150, 9 for \$300, and 18 for \$450. Draws are August 31 (Bonus), September 28 (Early Bird) and October 17 (Final) at 3950, 12 St SE Calgary, AB. Licence #642606.

**PUBLIC HEARING – Bylaw 1631/23**  
Bylaw Enforcement Officer Technical Amendments  
Amendments to Land Use Bylaw, Community Standards Bylaw,  
Civic Addressing Bylaw, and Surface Drainage Bylaw

Sturgeon County Council requests public input on proposed Bylaw 1631/23 - Bylaw Enforcement Officer Technical Amendments.

**Public Hearing details**

The Public Hearing will be held in person and via videoconference on:  
**Tuesday, Aug. 22, 2023, at 1 p.m.** (or as soon as practical thereafter)  
Sturgeon County Council Chambers (9613 100 St. in Morinville)  
[sturgeoncounty.ca/CouncilMeetings](http://sturgeoncounty.ca/CouncilMeetings)

This bylaw proposes to update several bylaws – Land Use Bylaw (Bylaw 1385/17), Community Standards Bylaw (Bylaw 1433/19), Civic Addressing Bylaw (Bylaw 1616/23), and Surface Drainage Bylaw (Bylaw 1558/21) – by doing the following:

- Allowing municipal violation tags to be issued for specific penalties instead of using provincial violation tickets.
- Clarifying that the bylaw enforcement officer may enforce the above bylaws, and issue municipal violation tags.

View the proposed bylaw at [sturgeoncounty.ca/hearing-1631](http://sturgeoncounty.ca/hearing-1631)

**Questions? Contact us!**

Tyler McNab  
Planning and Development Services  
780-939-8342  
[tmcnab@sturgeoncounty.ca](mailto:tmcnab@sturgeoncounty.ca)

**Important information about Public Hearings**

**Requirements for speakers**

All speakers have five minutes to speak and are encouraged to provide a written copy of their submission before the Public Hearing.

**Speaking in person**

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**Written submissions**

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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 questions, contact the Access and Privacy Officer at [foip@sturgeoncounty.ca](mailto:foip@sturgeoncounty.ca) or 780-939-4321.



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### PUBLIC HEARING – Bylaw 1623/23 Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1623/23.

This bylaw proposes to redistrict a portion of SE-2-55-23-4 (55010 Range Road 231) from "AG – Agriculture" to "AG2 – Agriculture 2 District" for the purpose of developing an event venue.

#### Public Hearing details

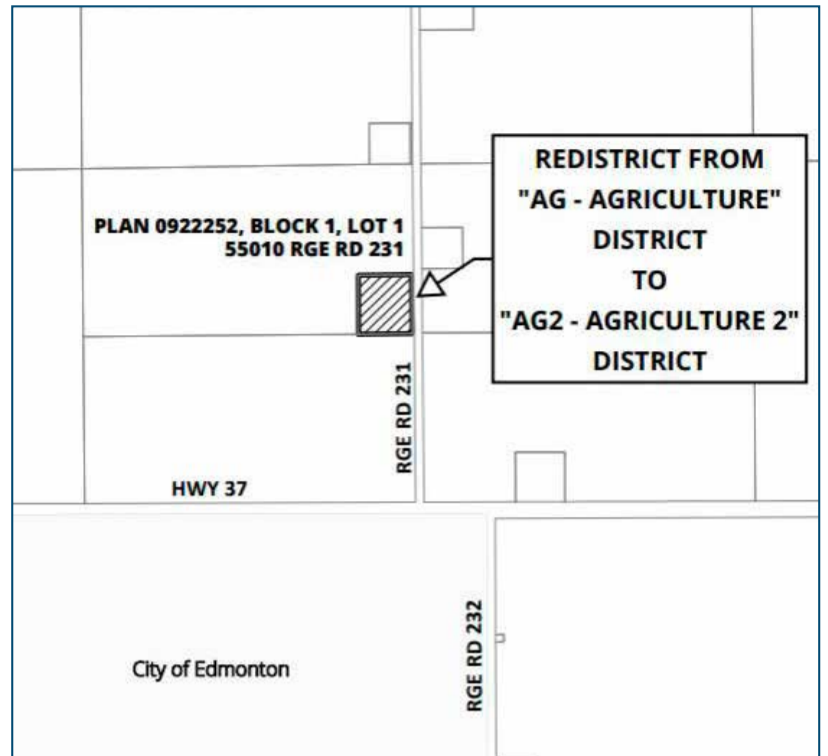
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Sturgeon County Council Chambers (9613 100 St. in Morinville)  
[sturgeoncounty.ca/CouncilMeetings](http://sturgeoncounty.ca/CouncilMeetings)

To operate an event venue in Sturgeon County, land must be zoned to "AG2 – Agriculture 2 District" before an applicant can apply for an event venue development permit.

View the proposed bylaw and other information at [sturgeoncounty.ca/hearing-1623](http://sturgeoncounty.ca/hearing-1623)

#### Questions? Contact us!

Martyn Bell  
Planning and Development Services  
780-939-8365  
[mbell@sturgeoncounty.ca](mailto:mbell@sturgeoncounty.ca)



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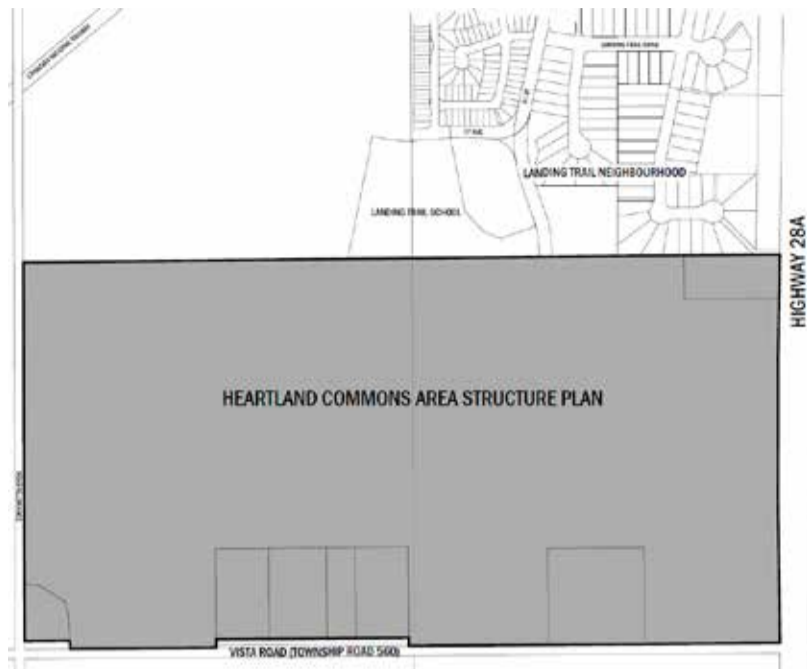
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[ucahelps.ca](http://ucahelps.ca) 310-4822



### NOTICE OF PUBLIC OPEN HOUSE

A new Area Structure Plan (ASP) is being proposed to create a new neighbourhood for development within the Town of Gibbons. The Heartland Commons neighbourhood consists of 126.12 ha of land in the southern portion of the Town of Gibbons. The Heartland Commons neighbourhood would include a mix of commercial, light industrial, business industrial, and residential land uses with a connected park system.



Presentation boards outlining the land use concept and development process will be available for public viewing and comments.

Project representatives will be in attendance to explain the proposed development concept and to answer any project related questions. We look forward to hearing your feedback on the plan.

**Date:** August 16, 2023  
**Time:** 5:00pm – 7:00pm (drop-in)  
**Location:** Gibbons Cultural Centre  
 5115 51 Street  
 Gibbons, Alberta T0A 1N0

**Questions?**

**Contact:** Kyla Oatway  
 Select Engineering Consultants  
 koatway@selecteng.ca  
 780-651-5789



## Shuttle Service for Seniors Pilot Project

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 August 24: **Walmart, St. Albert**

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 In-person at the Morinville Leisure Centre or  
 Morinville Community Cultural Centre  
 Online at [www.morinville.ca/seniorservices](http://www.morinville.ca/seniorservices)



### PUBLIC HEARING – Bylaw 1628/23 Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1628/23. This bylaw proposes to redistrict a portion of NW-06-57-23-W4M (Lot 1, Block 1, Plan 1722474) from "AG – Agriculture" to "Direct Control District 23" for the purpose of operating a disc golf facility.

**Public Hearing details**

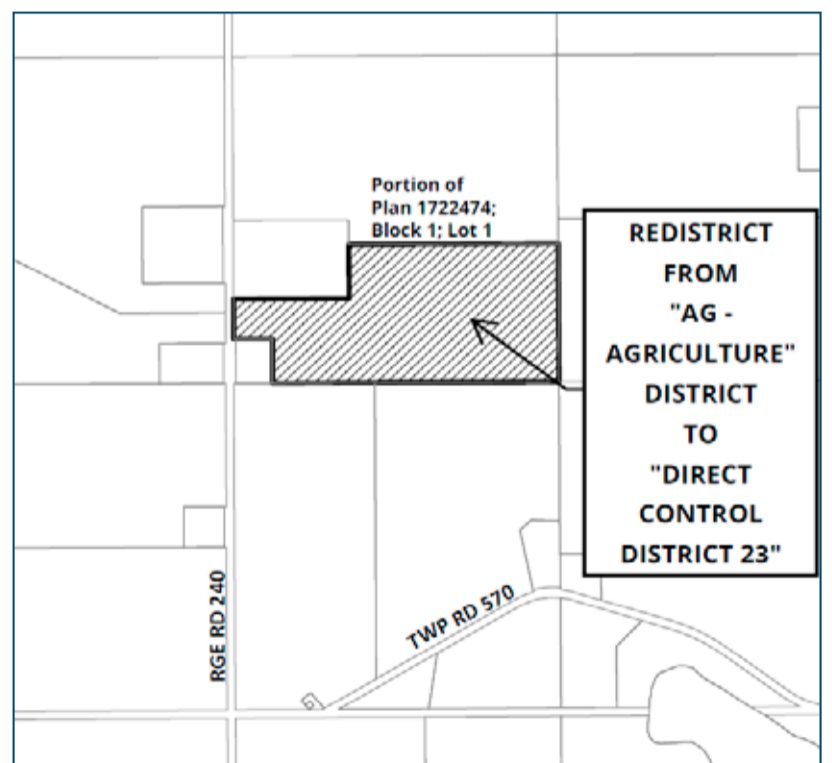
The Public Hearing will be held in person and via videoconference on:  
**Tuesday, Aug. 22, 2023 at 2:30 p.m.** (or as soon as practical thereafter)  
 Sturgeon County Council Chambers (9613 100 St. in Morinville)  
[sturgeoncounty.ca/CouncilMeetings](http://sturgeoncounty.ca/CouncilMeetings)

This is the second Public Hearing scheduled for this application. The applicant initially applied to rezone the land to "REC – Recreation District". In response to the public's concerns shared at the June 13, 2023, Public Hearing, administration developed a direct control district for the site, which reduces allowed land uses.

View the proposed bylaw and other information at [sturgeoncounty.ca/hearing-1628](http://sturgeoncounty.ca/hearing-1628)

**Questions? Contact us!**

Martyn Bell  
 Planning and Development Services  
 780-939-8365  
 mbell@sturgeoncounty.ca



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**FRIDAY**

**Cornhole Tournament** 7 pm - midnight \$20 for a team of two (ages 14 +).  
 Email [amandahoulihan91@gmail.com](mailto:amandahoulihan91@gmail.com) to pre-register.  
 Sponsored and organized by Warrior Cornhole.

**SATURDAY**

**Parade** 10 am - 11 am Starting on 47 avenue & 50 street.  
 Map & registration form available at [bonaccord.ca](http://bonaccord.ca).

**Food & Market** 11 am - 4 pm Local vendors market and food trucks available.  
 \*No ATM on site\*

**Kids Activities (FREE)** Kids activities outside the arena including bouncy castles, dunk tank, trackless train rides and more!

**Medieval Event** Canvas tent mini-village, craft and fighting demonstrations, medieval dancing and music!

**Golden Gems** 11 am - 3 pm Bench show. Coffee and a slice of homemade pie \$5 at the Jewel Box.

**Fireworks** 10 pm or dusk. Parking available at the arena.  
 Hosted by the Town of Bon Accord.

**Cabaret 18+** 8 pm - 1 am at the arena. Advance tickets \$15, at the door \$20.  
 Includes 50th anniversary mug and drink ticket.  
 Email [cabaret.harvestdays@gmail.com](mailto:cabaret.harvestdays@gmail.com) for tickets.

**SUNDAY**

**Pancake Breakfast** 8 am - 11 am By donation to the Bon Accord Gibbons Food Bank.

**Ball Hockey Tournament** 3 on 3 + goalie format. Hosted by the CNN Spurs.  
 Email [events@spurshockey.com](mailto:events@spurshockey.com) to register.

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SUNDAY, AUGUST 13TH 1:00 P.M.

VIEWING – AUGUST 12 10:00 A.M. – 7:00 P.M.; AUGUST 13 11:00 A.M. TO SALE COMMENCEMENT

Partial Listing includes:  
1978 Searay Sundancer Fibreglass Monohull Inboard/Outboard; solar panel; Motor – 350 cu. Inch 260 Hp Mercury; Trailer 1983 Meltrail VIN329298561 with 5 bolt rims  
1960 36' Trawler Ex Fishing Boat – Poor Shape; Engine 200 HP John Deere Turbo Diesel (1996) – used by current owners in B.C.  
1973 Charger VINWH23U3A185947; Motor 3230739 440 Motor – runs; 94,200 miles  
Kustom Koach KT300 Travel Trailer; Everything works incl. air conditioning; used this year; 2 new 30 lb. propane tanks  
Various boats/trailers, Kayaks, Paddleboat, canoe, aluminum boats, catamaran and monohull sailboats  
100' galvanized marine grade chain  
John Deere F1145 Diesel hydrostatic lawn tractor; 72" deck John Deere Lawn Tractor L130; 23 Hp Kohler Motor; 48" cut YT16 Ford Tractor; 16 Hp Kohler Motor; deck needs repair 1963/1964 Chrysler Windsor/New Yorkers with motors – parts cars 16 packages shingles along with wooden shed  
Skid steer trailer – 2 axle with ramps – no serial number  
Various Household Items, antiques, die cast and RC models  
Shop equipment, tools, small engine motors and parts, air compressor, generators, hydraulic press, drill press, welder, meat saw



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**Retirement Farm Auction  
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Sat, August 19, 2023, 10:00 AM**

Location: 182036 Twp. Rd. 560 being 6 Mi. South of St. Michael Corner, on Highway 45 to Twp. Rd. 560 and 1 ½ Mi. E. or 1 Mi. North of Lamont on Sec. 831 to Highway 29 then 6 Mi. East to R. Rd. 184, 2 Mil. North to Twp. Rd. 560 & East 1 ½ Mi.

Sale Preview: Friday, August 18 (10 a.m.- 4 p.m.) loading available Sale Day & Monday, August 23 only) Major Items Sell Approx. 1 P.M

**Tractors & Cat:** \*J.D. 5020 w/Cab, 18.4X38 Rubber, New Batteries, Duals, Dual Hyds., 1000 P.T.O., showing 6950 Hrs. SN#015964R \*J.D. 4020 w/Cab, P. Shift, 18.4X34 Rubber, 2 Hyds. New Injection Pump showing 7247 Hrs., 540 & 1000 P.T.O., Sn#74719 \*Case 800 Rd. Fender w/F.E.L. & 5 Bucket, 18.4X30 Rubber, 540 P.T.O., SN #8172710 \*J.D. R. Diesel w/Pup Motor, 23.1X26 Rubber, SN#16309 \*J.D. 920 Diesel w/3 pt H., Hyds, Woods LC96 F.E.L. 66 Bucket, 540 P.T.O. Showing 0152? Hrs., May Need Work, SN#171418L \*1 Owner 3 pt. M.D. 5 Mahindra Rough Cut Mower w/540 P.T.O. \*3 pt. 6 Blade \*I.H.C. 9K3 Cat w/Pup Motor, 6 Bucket, Steering Clutch Needs Work, SN#A7390  
**Older Equip:** \*J.D. 6600 Turbo Combine w/Cab, 6 Belt Pup, SN#3070628 \*JD 3200 A. Reset 6-18 Plow w/Colters, Nice SN#101446H \*Older I.H.C. 6 Bottom Plow on Rubber \*20 Case C. Plow w/Cable Wings, Hyds. \*14 Cockshutt 246 C. Plow \*20 Versatile Model 20 P. Type Swather w/540 P.T.O. \*20 Coop C. Plow w/Hyd Wing, & Coop T. Harrows \*Approx. 30 J.D. Field Cult w/Hyd. Wings \*26 Glenko Field Cult w/Hyds \*Older 15 Sect. Hyd. Drawbar w/Harrows \*10 Sect. Rolling Drawbar & Extra Harrows \*18 Krause T. Disc w/T. Axle, 7 Spacing, 19 Rear Blades, H. Duty \*20 J.D. Hoe Drills (2X10) w/S. Press & Transport SN#028367 #0028167 \*N.H. 1033 P. Type Bale Wagon \*9 J.D. 1209 Haybine \*Older J.D. Side Del. Rake \*8 Older Custom Built Rock Picker, Hyd. Kongsidle 300 Grain Vac w/New Suction Hose SN#1000918 \*Brandt 27 Auger w/13 H.P. P. Fist Motor \*24 Robine Auger w/7 H.P. Power Ease Motor \*Viking Grain Cleaner w/Carter Disc & Extra Disc \*Older Inland Grain Sprayer \*4 Drill Fill Augers  
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**Trucks:** \*1978 G.M.C. S. Axle 6500 Series w/16 Wooden Box & Hoist, 366 V-8, 5&2 Spd., SN#TCE678564862 \*Chev. C. 60 S. Axle w/B&H, 11 Box, Fair Cond. SN#5CC503614940E \*1992 Ford F. 150 XLT w/5.8 Litre, Showing 256,000 km. Needs work SN#2FTDF15H9NCA04536  
**Grain Bins & Cattle Shed:** \*1 Westeel 3 Ring Bin w/good floor & skids \*2 Older Westeel 3 Ring Bins approx. 1250 bushel\*approx. 10 wooden bins; in various cond. \*Good 16X24 Cattle Shed  
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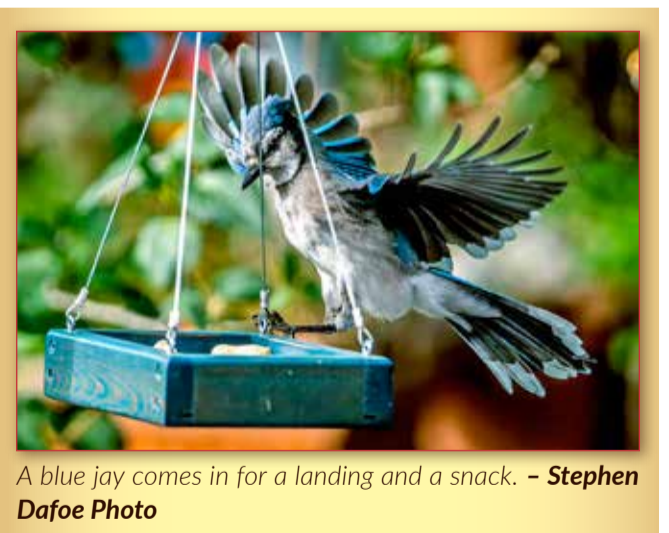
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A blue jay comes in for a landing and a snack. - Stephen Dafeo Photo

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**BUNGALOW WITH DOUBLE ATTACHED GARAGE IN THORHILD**

1434 sq ft home with full basement features a large kitchen with lots of cabinets and corner pantry, formal dining room, 3 bedrooms, main floor laundry room, 3 pce main bath and 4 pce ensuite. Upgrades over the years include windows, metal roof, new drywall, and flooring. The main bath has a newer corner shower and the ensuite has a newer soaker tub. Furnace and hot water tank installed in the last few years. There is laundry hookups both upstairs and in the basement. The basement also has a chimney for a wood burning stove. The basement exterior walls are insulated and it is waiting for your future development. The 24'x24' attached garage is insulated and finished inside and has one overhead door. The framing is in for a second overhead door. **\$149,900. Call Heather to view.**

**NEW LISTING**

**AIR CONDITIONED HOME, HUGE LOT AND HEATED DOUBLE GARAGE**

This property offers almost 1200 sq feet of living space in this 3 bedroom, 2 bath 1996 Winalta home. It features central air, a huge .4 acre fenced lot, and a 24'x24' double detached heated garage. Upgrades in the past 4 years include new central air, shingles, skylight, garage heater, most flooring and all new interior paint. Inside you will find new vinyl plank flooring and an abundance of modern white cabinets in the kitchen, along with built in china cabinet. The master bedroom boasts a big walk in closet and a 4 piece ensuite, while two other bedrooms provide ample space for all your needs. Stepping outside, you'll discover a private retreat with deck, storage shed and beautiful trees along the property line and fence. Don't miss out on this fantastic opportunity to own this well-maintained home in Thorhild within walking distance to all amenities. **\$169,900. Call Janine to view.**

**NEW LISTING**

**1328 SQ. FT BUNGALOW WITH DOUBLE DETACHED GARAGE**

A house this size doesn't come along very often in Thorhild. This well built 3 bedroom bungalow with fully finished basement is over 1300 sq ft. Features a sunken family room with gleaming hardwood flooring and w/b corner fireplace, garden doors to large back deck, large country kitchen with ceramic tile flooring and solid oak cabinets, built in oak bookcase in formal living room, 3 pce ensuite and huge family room in basement with wet bar. Upgrades include windows in 2009, shingles in 2021, high efficient furnace in 2014 and hot water tank in 2020. Basement has a large storage room with cold room, laundry room with extra fridge and a den, along with the huge family room. Could easily make another bedroom just by moving a wall and doing some flooring. Add a double detached garage with concrete parking pad and lots of mature trees and berry bushes. **\$189,900. Call Heather for more info.**

**10 ACRES BY BON ACCORD**

Need more room? Look no further! This property boasts an immaculate kept home, quonset, and two shops on 10 acres! The bi-level AIR CONDITIONED home showcases pride of ownership and features an open concept main level with a dine in kitchen, living room with beautiful brick inset fireplace, dining room, sun room, boot room, closet with sink, 4pc bath, and the primary bedroom with a 3 pc ensuite. Lots of light and beautiful tall ceilings. On the lower level are 3 additional bedrooms, a den, a 3pc bath, laundry, and separate entrance into the double garage. The shop behind the home is heated, 50x40 feet with a 14' door, the quonset is 62x38 feet and the shop next to it is 40x30 feet. Both quonset and second shop have 12' doors. At the back of the property is a cattle shed and fencing set up, the rest of the property is partially fenced with an electric gate at the entryway. Minutes from Morinville with easy access to Highway 28, this property is a great opportunity for those looking to expand! **\$750,000. Call Glenn to view.**

**GORGEOUS ACREAGE CLOSE TO EDMONTON**

A rural hillside gem! Walk into the foyer and see the living room to the left, flowing into a bright dining area right off a kitchen with GRANITE counter tops and updated appliances! The open concept kitchen has a casual dining space and den with HARDWOOD floors and a gas fireplace. The den opens to a large back deck with a beautiful gazebo and hot tub. The highlight of the main floor is the giant family room with a WET BAR! 2pc bath across the hall. Upstairs is a WHOLE WING for the primary bedroom - the bedroom itself with french doors, a bonus room, and a massive 4pc ensuite. Finishing up the upstairs are three additional bedrooms and a 4pc bathroom. Attached is a double oversized garage. If all of this still isn't enough space for you, there's a full basement for development opportunity! Situated on 1.54 acres this property is a green haven with beautiful gardens and a treed lot. Central AIR CONDITIONING, storage sheds and room for your RV. Easy access to Hwy 28 and Edmonton. Don't miss this treasure! **\$699,000. Call Glenn to view.**

**NEW LISTING**

**10 ACRES OF HEAVY INDUSTRIAL LAND NEAR REDWATER**

Welcome to an exceptional investment opportunity in the heart of the thriving Industrial Heartland by Redwater. This 10.03-acre parcel of land is strategically zoned as Heavy Industrial, offering endless potential for businesses seeking a prime location to establish their operations. Located near highway 38 and the Town of Redwater, there is already power and gas on the property. There is also an old 42'x280' barn that could still be useable for storage. **\$350,000. Call Heather for more info.**

**4.99 ACRES BY BUSBY**

Room for everything on this 4.99 acres with a 2400 sq ft 1 1/2 storey home that has 5 bedrooms, 3 bathrooms and a full unfinished basement that is framed in for an additional 2 bedrooms. House was originally built in 2009 on a crawlspace but was lifted and had a full basement installed in 2013. Bsmt has roughed in plumbing for another bathroom and a wet bar. This home was built for energy efficiency with walls built from structural insulated panels (30-50% more efficient). It has in floor hot water heating system powered by 2 electric boilers that were installed in 2013. Features 2 sided wood burning fireplace, large kitchen/dining room, moveable island, double oven, gleaming wood ceilings, main floor laundry, chair lift to 2nd floor and more. Master suite has 2 w/i closets, gorgeous ensuite, and private loft area with door to future balcony. Double det'd garage with loft space above. Lots of fruit trees, firepit, trails throughout the trees. A few minutes SW of Busby, just over a half hour to Edmonton. **\$499,900. Call Heather to view.**

**THORHILD ACREAGE**

Spacious, well kept, 1470 sq ft 3 bdrm, 3 bath modular home on full partially finished basement with separate entrance to basement from outside. 40'x24' metal clad garage with 220 power. Upgrades in the past few years include septic tank (2021), shingles (2016), vinyl windows, bathroom renos and all new flooring. Lots of cabinets (and island) in the large eat in country kitchen with garden doors to back deck, main floor family room, formal living room with corner wood burning stove, large master bedroom with walk through his and hers closets and 4 pce ensuite. Two additional bedrooms and 4 pce bath complete the main floor. Basement has a 3 pce bathroom, is framed and partially drywalled and ready for buyer to finish. Lots of planted trees, flower beds and shrubs and plenty of room for a future garden. Located right on pavement, but set well back from the highway for privacy. Less than an hour to Edmonton, just about 15 min NE of Redwater. **\$285,000. Call Heather to view.**

## GLENN FISHER TEAM

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