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Vol. 33 No. 36 Morinville, Gibbons, Bon Accord, Legal, and surrounding areas Wednesday September 06, 2023

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

Morinville barbecue and open house, celebrating RCMP'S 150 years of service

By Stephen Dafoe

The Royal Canadian Mounted Police (RCMP) Morinville Detachment and Sturgeon Victim Services (SVS) are uniting their efforts on September 16 for an afternoon barbecue and open house to recognize the RCMP's 150th anniversary and SVS's partnership in assisting them and the community for many years.

The event, open to everyone, occurs on Saturday, September 16, from 11 a.m. to 3 p.m. at the Morinville RCMP Detachment on 101 Avenue.

In addition to hamburgers, hotdogs, potato chips and other refreshments, SVS Executive Director Lis Melvin said several displays will be set up at the event, allowing an opportunity to learn the work of the RCMP, SVS, Morinville's Bylaw Department, and even a recruiting table.

"We're going to have Safety Bear on site and an RCMP member in Red Serge to take photos with," Melvin said. "We're looking at getting one of our cruisers set up so people can look at that." She noted there may be a few additional surprises as well.

"We absolutely appreciate the communities that we serve throughout this region, and as much as we are celebrating the 150 years, we also want to celebrate the people we are serving and the partnership they are offering," Melvin said.

The RCMP and SVs hope the community will come out and meet one another

Continued on **page 2**



Morinville RCMP Detachment Sergeant Lew Simms and Sturgeon Victim Services Executive Director Lis Melvin pose by one of the detachment's cruisers. - **Stephen Dafoe Photo**



Alexander First Nation held their Traditional Pow Wow over three days from Friday, August 25 to Sunday, August 27. In total, there were five Grand Entries for the weekend-long event. - **Stephen Dafoe Photo**

Mayor expresses interest in establishing a police commission for Morinville

By Colin Smith

Should Morinville have a police commission to enhance its relationship with law enforcement authorities?

Mayor Simon Boersma thinks that's worth looking into.

At town council's regular meeting on Tuesday, August 22, the mayor put forward the following motion:

"I move that the administration conduct a thorough study focusing on the political intricacies and financial implications that arise from the creation of a police commission within the town of Morinville.

"This study will enable us to gain a comprehensive understanding of the multifaceted political dynamics and financial considerations associated



The Morinville RCMP Detachment.

with the establishment of such a commission."

Concerning his motion, Boersma stated that a police commission complements law enforcement and could provide oversight and transparency, along with enabling long-term planning.

"I think it's important that we as a community are involved, and residents are

involved," he said. "We work together with the police organization to be able to create a safer community.

"Our residents have needs and I want to ensure those needs are met within our community."

Earlier in the meeting, Boersma asked Staff Sergeant Chris Palfey of the RCMP Morinville Detachment whether increased public involvement through a mechanism such as a police commission would enhance policing.

Palfey, who was at the meeting to deliver the detachment's quarterly report, said public involvement is always a good thing and that he had no issue with working with such a body.

Continued on **page 4**

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CONTINUED FROM PAGE 1

Morinville barbecue and open house, celebrating RCMP'S 150 years of service

and some of the officers and SVS members who serve the Sturgeon region.

The Royal Canadian Mounted Police (RCMP) celebrates its 150th anniversary in 2023, marking a century and a half of dedicated service to Canada.

Established on May 23, 1873, the RCMP has played a pivotal role in maintaining law and order, upholding justice, and ensuring the safety and security of the nation.

Sturgeon Victim Services is a community-based organization dedicated to providing support and assistance to victims of crime and trauma in the Sturgeon

County region.

Their mission is to empower individuals who have experienced crime or traumatic events by offering emotional support, practical guidance, and access to resources that can help them cope and recover.

"I think the emphasis is just the positive relationships throughout our communities," Melvin said, noting there will be items available for children and their families to take home with them.

The event is open to all, free of cost, on Saturday, September 16, from 11 a.m. until 3 p.m. at the Morinville RCMP Detachment.



Last week, the 2023-2024 Legal School Staff was introduced, although a few members were missing from the lineup. The team admired the newly crafted door/nameplates courtesy of Mrs. Moylan. The day remained bustling with a staff meeting and interactions as preparations intensified for the upcoming back-to-school period.

PUBLIC HEARING – Bylaw 1624/23 Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1624/23.

The property owner would like to operate an event venue on their land at 26127 Highway 633 (legal land description: NW-11-54-26-4). This land is zoned as AG – Agriculture, which does not allow this type of activity.

Public Hearing details

The Public Hearing will be held in person and via videoconference on:
Tuesday, Sept. 12, 2023, at 1:30 p.m. (or as soon as practical thereafter)
Sturgeon County Council Chambers (9613 100 St. in Morinville)
sturgeoncounty.ca/CouncilMeetings

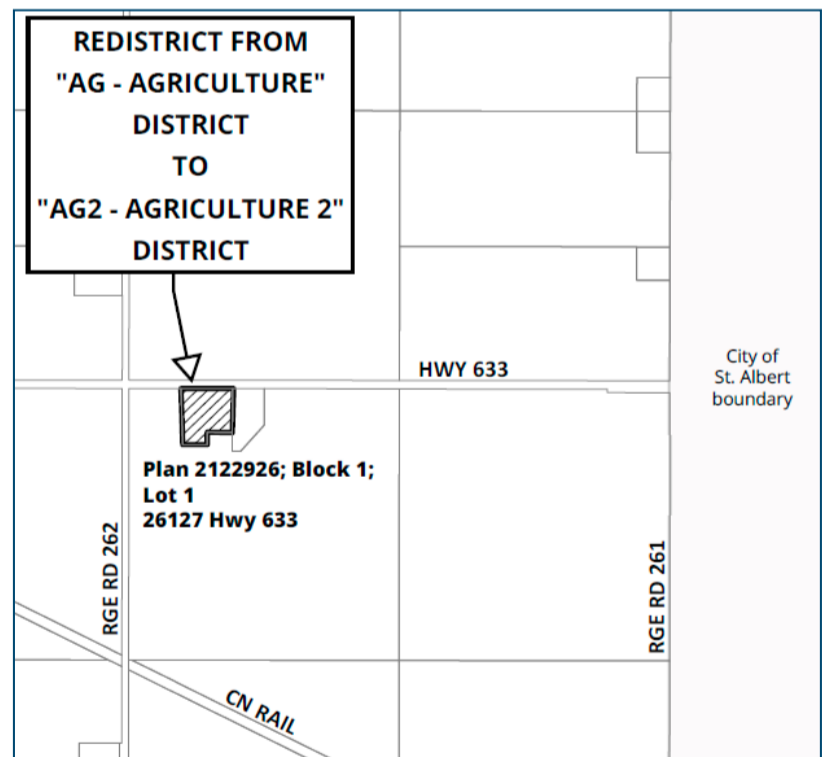
To operate an event venue in Sturgeon County, land must be zoned as AG2 – Agriculture 2 District. The applicant is requesting the land be rezoned from AG – Agriculture to AG2 – Agriculture 2 District. If successful, they could apply to develop an event venue.

Each time land is rezoned, a bylaw is needed to amend the Land Use Bylaw and a public hearing must be held.

Questions? Contact us!

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

View the proposed bylaw and other information at sturgeoncounty.ca/hearing-1624



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

To speak at the Public Hearing in person, contact Legislative Services at **780-939-8277 or 780-939-1377** to pre-register.

Speaking via videoconference

To speak at the Public Hearing via videoconference, you **must** register by Sept. 11 at 1:30 p.m. by contacting Legislative Services at **780-939-8277 or 780-939-1377**. This ensures you receive instructions to access the videoconference.

Written submissions

Email your written submission to Legislative Services at legislativeservices@sturgeoncounty.ca. Written submissions are accepted up to the close of the Public Hearing.

If making a written submission, you must include your name, state your interest in the matter (such as a County resident directly impacted by the proposed bylaw), and indicate if you are in favour of or opposed to the proposed bylaw.

Watching the Public Hearing

You can view the Public Hearing in person or online at sturgeoncounty.ca/CouncilMeetings. To view the livestream, click on the meeting date on the calendar, then click on the video link.

HOROSCOPE

ARIES Mar 21/Apr 20

Get outside and enjoy as much fresh air and exercise as possible this week, Aries. A weekly outdoors excursion can recharge the batteries and provide some time to reflect.

TAURUS Apr 21/May 21

Taurus, it's not possible to have everyone like you all of the time. Emotionally it can be difficult to accept that not everyone agrees with your point of view. Be who you are.

GEMINI May 22/June 21

Someone from your past might come back into your life, Gemini. Keep a lookout for someone who seems familiar, as it can be a way to reminisce for a bit.

CANCER Jun 22/Jul 22

Cancer, start conversations with all of the people you meet so you can learn about different backgrounds or cultures. You might learn something you didn't know or try a new food.

LEO Jul 23/Aug 23

Leo, try to work the room when you are thrust into a social situation. You need to be a diplomat or politician if you want to be in good standing with as many people as possible. Put your best face forward.

VIRGO Aug 24/Sept 22

You know who you can trust, Virgo. Stay close to those people for the time being. Some difficulties with family members will arise and you may need to pick sides.

LIBRA Sept 23/Oct 23

Libra, after a whirlwind adventure, you may be glad to be back home. Vacations are nice and relaxing, but soon enough you may crave the familiarity of your own space.

SCORPIO Oct 24/Nov 22

Scorpio, you a calm energy around you this week. You can rest assured that the people you are dealing with have everything handled. They take care of business.

SAGITTARIUS Nov 23/Dec 21

There is a great opportunity knocking at your door, Sagittarius, so why not seize it? New things can be scary, but you have to dive in right now.

CAPRICORN Dec 22/Jan 20

Take stock of where you want to go in the future and start putting those plans together, Capricorn. You don't have to figure everything out, but try to map out a rough outline.

AQUARIUS Jan 21/Feb 18

You can quickly see when someone is putting on an act, Aquarius. They may say one thing but mean another. This duplicity can be off-putting, but try to get along with others right now.

PISCES Feb 19/Mar 20

Pisces, you are in no danger of not being popular right now, so continue to enjoy all of the invitations you receive. You also can be proactive and throw your own party for friends.

JOB SEEKING WORD SEARCH

SEE SOLUTIONS PAGE 8

A N A P E M G L Y I Y X V K T X S D Y L
 B Y C T N E M E S I T R E V D A X Y L L S
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 F I X S M P S H U E N T E I O Y T P N W
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 C G L E E V A O S O R X L T E O S X T I
 P X O X E U V O O C X H G L G O W I L H
 Y J F I L O T W J J Y L B P S C K T L V

Find the words hidden vertically, horizontally, diagonally, and backwards.

WORDS	BENEFITS	INTERVIEW	OFFER
ADVERTISEMENT	COMPANY	JOB	RECRUIT
APPLY	COVER LETTER	KEYWORDS	RESUME
ATMOSPHERE	EMPLOYMENT	LISTING	SALARY
ATTIRE	EXPERIENCE	MATCH	SEEK
	FOLLOW-UP	NEGOTIATE	SKILLS

SUDOKU


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9	4							
		6					8	
			8			3	6	
	8		9		3		5	
		7		6				
				1				3
			2	8	6			
				5			4	1

SEE SOLUTIONS PAGE 8

LEVEL: INTERMEDIATE

Fun By The Numbers: Like puzzles? Then you'll love sudoku. This mind-bending puzzle will have you hooked from the moment you square off, so sharpen your pencil and put your sudoku savvy to the test!

Here's How It Works: Sudoku puzzles are formatted as a 9x9 grid, broken down into nine 3x3 boxes. To solve a sudoku, the numbers 1 through 9 must fill each row, column and box. Each number can appear only once in each row, column and box. You can figure out the order in which the numbers will appear by using the numeric clues already provided in the boxes. The more numbers you name, the easier it gets to solve the puzzle!




CR7
CR6
CR5
CR4
CR3
CR2
CR1

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Discover Activated Asana: Morinville's newest yoga experience

By Sara Eisenzimmer

Morinville's yoga scene is getting a refreshing update with the introduction of an exciting new offering: Activated Asana.

Unveil a new chapter in your yoga journey as you step into the world of ****Activated Asana****, a cutting-edge yoga style that promises to redefine your practice. Guided by an experienced instructor, this innovative approach is set to breathe new life into your yoga routine.

Spearheaded by Sara, a dedicated fitness educator with almost two decades of experience, Activated Asana is set to be a game-changer.

Sara's journey into the world of yoga began as a quest for fresh challenges and the desire to expand



her skill set. "After spending many years in the fitness industry, I was drawn to the intrigue of yoga," Sara states.

Activated Asana, offered under the umbrella of "Yoga with Sara," introduces a distinctive approach to yoga practice. Seamlessly blending Movement Science with traditional yoga, this approach offers a fresh perspective for yoga enthusiasts.

Activated Asana takes inspiration from fields like physiotherapy, athletic coaching, and fascia research,

seamlessly weaving them into classic yoga postures. The outcome is a practice that caters to all, nurturing physical abilities and promoting lasting body resilience.

Who might find Activated Asana a perfect fit? While it might not satisfy the cravings of heat enthusiasts or those seeking purely passive stretches, it warmly embraces individuals committed to their yoga journey. Are you a seasoned yogi, newcomer with aspirations, or an athlete eager to participate

in a scone backed practice? Activated Asana has a little something for everyone!

Curious souls are invited to dive right into the transformation. Unveil the potential of Activated Asana today and explore a new dimension of yoga. Join the community now and embark on a path of discovery, growth, and well-being. Registered classes begin 18 Sept 2023 just minutes north of Morinville, AB.

Interested in joining the journey? Connect with Sara through ****Cross-Training with Sara**** at ctwithsara@gmail.com.

Experience the evolution of yoga with Activated Asana - a path to discovery, growth, and holistic wellness. Your mat awaits - see you soon!

DON'T MISS THIS ANNUAL EVENT

ELECTRONICS

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USED OIL MATERIALS

HOUSEHOLD HAZARDOUS WASTE

Household Hazardous Waste Roundup

Saturday October 7 from 10 a.m. to 2 p.m.

Gibbons Cultural Center

CONTINUED FROM PAGE 1

Mayor expresses interest in establishing a police commission for Morinville

"I think it would be beneficial depending on how it's deployed," he said. "If that 's something the town wanted, it's something we could use to enhance proactive policing."

The motion passed in a 4-1 vote. Along with Boersma, Councillors

ay Ray White, Stephen Dafoe and Maurice St. Denis were in favour. Councillor Jen Anheliger was opposed.

Councillor Rebecca Balanko was absent due to family circumstances, and Councillor Scott Richardson had left the meeting before the vote.

Connecting the Community

2023 State of the County Address and Open House

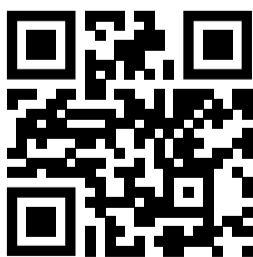
Join us to hear from Mayor Alanna Hnatiw about the exciting things to come as part of the 2023 State of the County Address.

Following Mayor Hnatiw's presentation, there will be an opportunity to speak to Council and County staff and learn more about what we're doing and how we are building a bright future for Sturgeon County.

We're holding two events, pick the one that works better for you!

Doors: 6:00 pm
Mayor's Address: 6:30 - 7:00 pm
Open House: 7:00 - 9:00 pm
 Light snacks and beverages will be provided.

Register today!
www.sturgeoncounty.ca/stateofcounty



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 6:00 - 9:00 PM
 Calahoo Hall, 54500 Range Road 275

September 21
 6:00 - 9:00 PM
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 Building 210, Ortona Road, CFB Edmonton

Please note: Guests attending at the Edmonton Garrison should bring their government-issued photo identification.
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Flowpoint Environmental Systems named title sponsor of Morinville's 2023 - 2024 public skating program

The free Flowpoint Fun Skate is set to run on Sundays from 2:15 to 4:15 p.m.

The Town of Morinville is pleased to announce that Flowpoint Environmental Systems, a leading manufacturer and distributor of automated bulk water dispensing, septage receiving and water treatment systems, has signed an agreement as the title sponsor for free public skating at the Morinville Leisure Centre for the 2023-24 season.

As part of the agreement, Flowpoint Environmental Systems will host the free, drop-in skating program in the Landrex Arena at the Morinville Leisure Centre.

The Flowpoint Fun Skate will take place Sundays from 2:15 to 4:15 p.m. September 10, 2023, to March 10, 2024.

"The team at Flowpoint Environmental Systems is excited to support an initiative that promotes a healthy lifestyle and increases community engagement," explained Teena Hughson, Community Engagement and Partnerships Specialist.

"We are grateful for their support and know the community will be too."

"We moved our headquarters to Morinville in

2018 with a commitment to be an instrumental part of the community," added Allan Bradley, President for Flowpoint Environmental Systems.

"We're proud to support opportunities like this and look forward to many years of partnering with the Town of Morinville."

Anyone interested in attending this free program is encouraged to join in the fun by dropping in Sundays from 2:15 to 4:15 p.m. for ice skating.

Helmets are required for participants younger than 18 years of age.

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FAMILY FARM EQ: JD 4440 tractor w 7661 hr, cab, 20.8 x 38 duals, JD 158 loader, bucket, bale forks * 20' IHC 490 hyd wing disk w 21" disc * 23' interceptor HD DT cult w applicator plumbing * 50' allied 15 D harrow bar * 66' inland field sprayer w 2 axle, plastic tank * AC gleamer L2 combine w cab, 10.5' pickups, SC * 1974 chev C65 truck w 366 V8, 5 and 2 trans, 10:00 X 20 tires, hoist, 16' x 4' hi wood box, roll tarp, st racks, hyd drill fill, (38,000 mi) * JD moisture tester

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YARD & SHOP: Ride mowers (JD 155 C W 25hp, 48 deck, bagger)(JD 180), yard tools, cement mixer, 5hp banjo pump & hose, chain boomers, stihl (F581 weed eater)(MS 361 chain saw), 2 pres washers, tire changer, 5T jack stands, lincoln 180 welder, power & hand tools, router & att, oxy acetelyne set

RECREATION: 15' x 42" hi intex kids pool, chibi 50 cc/3 spd mini bike, 1970 2011 snow cruiser, picnic table, 9.5' frontier truck camper, wine making items, cadence tread mill, camping eq/stoves/lanterns

FAMILY PIONEER COLLECTABLES: RR sign, nice 1950's red/grey chrome table & 4 chairs, popular mechanic books/series, 4 gl crock, maytag wringer washer, dble wash tubs, milking machines, cream separators, cream cans, 10 wood egg crates, empire coal/wood stove, hardware & platform scale, 10 @ 20 burlap bags, horse drawn sickle/potato hiller/harness, wood crib, many more antique items and memories

HOUSEHOLD: Deep freeze, 60 quart sealers, meat saws, meat grinders, 20 gl crock, samsung eltc dryer, chrome table & swivel chairs, cloth couch/chair, 2 strollers, 5 wall pictures, wall clock, recharge vacuum, lamps, furniture and more




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Community Services Advisory Committee	Monthly	3 years	1 organization/group representative
Morinville Public Library Board	Monthly	3 years	2 public members
Subdivision and Development Appeal Board	As needed	2 years	4 public members

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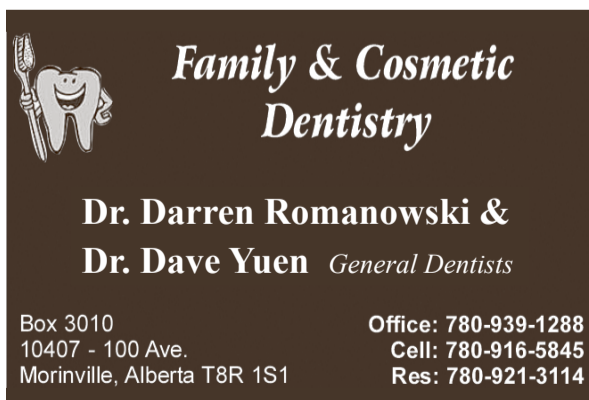


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Roy John Malanchen

It is with deep sorrow and much love that we announce the passing of Roy John Malanchen on August 15, 2023 at the age of 83 years with family by his side.

He leaves to mourn his wife Eileen of 62 years, daughter Cathy (Barry), son Blain (Valerie), daughter Larissa; grandchildren Deanna, Megan and Owen. Brother Dale (Colleen) and many other family members and friends.

Roy was born in Robin Hood (just west of Bon Accord) and grew up in Bon Accord where he met his love, Eileen, and they raised their children. He coached minor baseball and hockey in St. Albert and Senior Bon Accord Men's Hockey. Roy achieved Red Seals in Motor Mechanic and Millwright. He played baseball, hockey, curling and slow-pitch for the team called the Buzards. For the last 24 years Roy spent countless hours roto-tilling at the acreage with his oxygen tank strapped to his John Deer tractor. Besides spending time with family, he enjoyed afternoon coffee at Tim Hortons; going to auctions; fishing; antique cars, watching sports and loved eating ice cream.

The family wishes to send a special thank you to the staff at Foyer Lacombe for the incredible care and compassion. At Roy's request, there will be no funeral. Cremation has taken place and he will be laid to rest in Evergreen.

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Braydon Wine does a 360-degree flip during the 2023 edition of the popular Rock the Rails event held at the Bob Foster Skate Park was originally scheduled for Friday, August 18. However bad weather prompted the Town of Morinville to reschedule the event to Friday, August 25. The event, sponsored by Vicious Cycle and Snow from St. Albert, drew a large number of local youth to watch demos, use the park, and even tag the skate park with their own art. - Stephen Dafoe Photo



From left: Morinville Mayor Simon Boersma, Alexander First Nation Chief George Arcand Jr., and Alexis Nakota Sioux First Nation Chief Tony Alexis lead the Grand Entry at the Alexander First Nation Traditional Pow wow on Saturday, August 26. - Stephen Dafoe Photo

PUZZLES SOLUTIONS

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WORD SEARCH

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NEW LISTING

3 BEDROOMS AND DOUBLE GARAGE IN REDWATER

Nestled in a serene and peaceful neighborhood, this cape cod style house offers a perfect blend of classic design and modern comfort. Boasting a generous 1764 sq ft on two finished floors with a full basement that just needs a little work to be completed. Upgrades over the past few years include most windows replaced, shingles, flooring, paint and bathroom renovations. Large fenced yard with good sized deck, hot tub, and 26'x24' garage complete this great property. **\$319,900. Call Janine to view.**



GORGEOUS 10 ACRES

This idyllic property offers a well-maintained 4 bedroom almost 1300 square feet home, surrounded by lush greenery, mature trees, landscaped grounds, and a garden plot big enough to grow vegetables for your whole family. With a host of additional features including a double garage, shop with 10 ft door, quonset, chicken coop, and sheds, it is perfect for anyone looking for an acreage. This home is a perfect mixture of character and new. Gorgeous original mahogany cabinets with upgrades including fresh paint on main floor, vinyl tile flooring in kitchen and new furnace in 2021. Add a newer well drilled in 2012, and recently installed septic tank and discharge. Located less than a mile off pavement, just a few minutes north of Waskatenau. About an hour to Edmonton. **\$425,000. Call Janine 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! **\$679,000. Call Glenn to view.**



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. **\$484,900. Call Heather to view.**



LEGAL BI-LEVEL WITH DOUBLE GARAGE

This bi-level backs onto an open field and BRIGHT is the word! Enter the upper level to hardwood floors and lots of light in the living room. The kitchen has a large island with a countertop stove, built in oven, beautiful cabinets and dining space. Down the hall is a 4pc bath and three bedrooms with a 3pc ensuite off of the primary bedroom. Downstairs is a great room with wood burning stove and wet bar, a carpeted family room, and a sizeable laundry with an attached cold room. The dining room upstairs has access to the backyard with a raised deck overlooking the field, large vegetable garden, and double detached garage with back lane access. Fully chain link fenced with 2022 shingles, this home is a perfect starter home for a growing family or those looking to downsize without sacrificing too much space. Close to Morinville with paved access to Highway 2 and Edmonton. **\$329,900. Call Glenn to view.**



REDUCED TO \$164,900

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. **\$164,900. Call Janine to view.**



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.**



15 ACRES WITH BUNGALOW AND GARAGE BETWEEN THORHILD AND CLYDE

Welcome to your serene escape in the countryside! This 15 acre parcel boasts a spacious double wide mobile home on a full unfinished basement with numerous upgrades over the years, including a metal roof, siding, windows, soffits, fascia, furnace, and hot water tank. Three really large bedrooms, upgraded 2 pce ensuite and a full 4 pce bath. Nice back porch for your chore clothes or hockey gear. 24'x24' double detached garage with power and several storage sheds. There is a fenced enclosure that would work great for dogs, sheep or goats. Two driveways give great access for RV's, large vehicles or horse trailer. The property provides ample space to explore and appreciate nature. Whether you're looking to start a small hobby farm, establish a garden, or simply enjoy the tranquility of open space this property offers endless possibilities. Located about 50 km north of Edmonton, near Thorhild. **\$284,900. Call Heather to view.**



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.**



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.**



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