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Vol. 34 No. 09

Morinville, Gibbons, Bon Accord, Legal, and surrounding areas

Wednesday February 28, 2024

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

Morinville's Land Use Bylaw passes second and third readings

By Colin Smith

Morinville has a new Land Use Bylaw.

After giving the first reading of Land Use

Bylaw No. 2/2024 on January 23, the council unanimously passed the measure without further debate at its regular meeting on

Tuesday, February 13.

The move immediately followed a scheduled hearing on the bylaw for which nobody appeared.

Described as an omnibus amendment, its purpose is to overhaul the previous bylaw that was enacted in 2012 and has since seen 51 amendments.

Definitions and general regulations are clarified in the bylaw, while there are no changes to land use districts or penalties.

The aim is to ensure it is clear, consistent and complies with provincial legislation.

"This is a regular review and house-keeping," said Senior Planner Duncan Martin of Planning and Development. "Just like a car, we have

detailed it, but we didn't go out and buy a whole new car."

The amended bylaw includes more than 300 textual changes. Most of these changes provide clarity for the user, others were made because include of incorporation into other sections and combination into other definitions.

The Land Use Bylaw now incorporates fire pit regulations.

Under the new regulations, fire pits are a permitted development for a property rather than being related to an individual.

That would prevent

fire pits from becoming illegal when a property changes hands and would increase enforcement options if required.

To reflect this change council passed Fire Services Amendment Bylaw No. 3/2024 to amend the Fire Services Bylaw.

A bylaw to provide for land redistricting in Juniper Heights through an amendment of the Land Use Bylaw was also given the first reading by the council on February 13.

The bylaw would

Continued on page 7

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Morinville hosted The Cheerific Western Cheer Challenge on February 16 and 17 over the Family Day long weekend at the Morinville Leisure Centre. Both Georges H Primeau and Morinville Community High School (MCHS) competed in the two-day event. MCHS took part in several runs, including their second Game Day run shown here. They took 1st place in both Game Day & Advanced All Girls. - Stephen Dafeo File Photo

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Morinville Mayor Simon Boersma joined Acting Staff Sergeant Lew Simms in the informal February 15 Coffee with a Cop session. - **Stephen Dafoe Photos**



About two dozen area residents came out for the second Coffee with a Cop session, held Thursday, February 15, at the Morinville Rendez-Vous Centre.

Morinville seniors engage in community policing dialogue at Coffee with Cop event

By **Stephen Dafoe**

The Morinville RCMP Detachment wanted to hear from local seniors, and about two dozen came out to the Morinville Rendez-Vous Centre on Thursday, February 15, to speak with Acting Staff Sergeant Lew Simms.

The Detachment's second Coffee with a Cop event allowed residents to drop by for a coffee and

an informal chat to share questions, concerns, and thoughts on policing in the community.

The group asked Simms about various concerns, including the adequacy of police coverage in the community, traffic concerns, speed limits, fraud prevention, crosswalks, and aggressive dogs, among other topics. Simms also conveyed a wealth of policing info,

including the value of Restorative Justice programs and Fraud Prevention education, the latter of which he plans to present to the Rendez-Vous members later.

Of particular interest to many attendees was information on how they could safeguard themselves against crime. To that end, Simms provided information on the Alberta Rural Crime Watch Association's

RAVE, a web-based communication platform RCMP members use to give real-time alerts to Alberta community members.

"This is a very effective program because it goes out in real-time," Simms said, noting that as of that time, approximately 471 people in Morinville and Sturgeon County signed up to receive the real-time alerts.

The alerts, which

are both operational and educational, could include "be on the lookout for (BOLO) alerts, crime prevention, victim services, and district crime activity reports. The alerts are sent by email, text message or phone call, selected by the user at the time of sign-up. Those interested in RAVE can sign up at uralcrimewatch.ab.ca/l/rave.

Sgt. Simms also recommended the

Alberta RCMP app, which includes a map with crime hot spot maps to let area residents know of criminal activity in the area.

"If you see [a symbol] with a bandit, with a mask on, it means there has been a break-and-enter in your area," Simms explained. "The maps are updated. Where does the data come

Continued on **page 5**

PUBLIC HEARING – Bylaw 1642/23 Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1642/23. The property owner would like to facilitate future recreational activities on their land at 54513 Range Road 274 (SW-33-54-27-W4M). 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, March 12, 2024, at 2:00 p.m.** (or as soon as practical thereafter) Sturgeon County Council Chambers (9613 100 St. in Morinville) sturgeoncounty.ca/CouncilMeetings

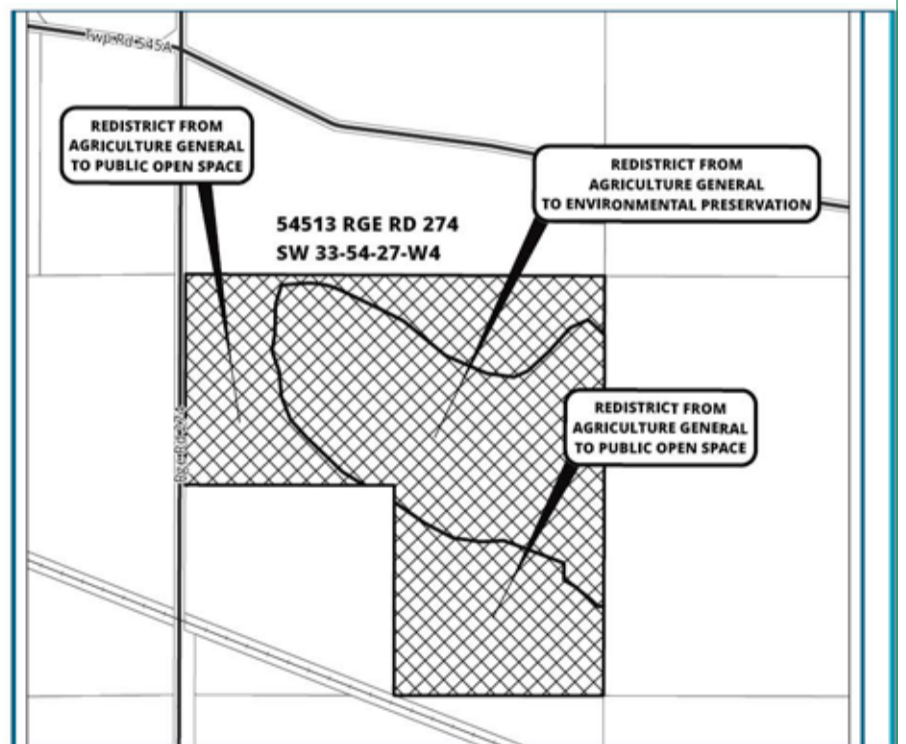
To accommodate recreational activities in Sturgeon County, land must be zoned to REC - Recreational District.

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

View the proposed bylaw at sturgeoncounty.ca/hearing-1642

Questions? Contact us!

Kyle Schole
Planner, Current Planning
780-939-1397
kschole@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

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 March 11 at 2:00 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.

Morinville Council to ponder future with Edmonton Global

By Colin Smith

Morinville Town Council will be reviewing the town's participation in Edmonton Global, a regional investment promotion body.

At its regular meeting Tuesday council passed a motion to refer discussion of Edmonton Global to an upcoming committee of the whole session.

Councillor Scott Richardson moved the motion following a presentation to council by board member Tanis Kozak, in attendance at the meeting along with Malcolm Bruce, the organization's CEO.

"I think we need to understand whether this aligns with Morinville's current strategic priorities," Richardson said. "What does Morinville look like with Global. How it aligns with them going forward or doesn't align with them going forward.

"I'd just like to come back to a discussion at committee of the whole."

The discussion is set to follow a special shareholders' meeting in June.

Incorporated in 2017 as a non-profit corporation, Edmonton Global's purpose is to promote the Edmonton metropolitan region globally, with a focus on attracting and retaining business investment and trade. Morinville joined in May of that year as one of 14 municipal shareholders paying annual fees based on population and tax bases to support the organization's operations.

The other shareholders are Beaumont, Devon, Edmonton, Fort Saskatchewan, Gibbons, the City of Leduc, Leduc County, Parkland County, St. Albert, Spruce Grove, Stony Plain, Strathcona County and Sturgeon County.

In December, the

councils of five of the municipalities voted to begin the two-year process of withdrawing from Edmonton Global. These are Devon, Fort Saskatchewan, Parkland County, Strathcona County and Sturgeon County.

In response, a shareholders' meeting of the mayors of all the municipalities was held by Edmonton Global on January 25.

At the meeting, an ad hoc working committee was formed to meet with Edmonton Global's board of directors over the next six months and discuss possible improvements to its operations.

Morinville Mayor Simon Boersma chairs the committee. The other participating mayors are Dan Deck of Gibbons; Bill Danieliuk of Beaumont; Rod Frank of Strathcona County; Cathy Heron of St. Albert; and Amarjeet Sohi of Edmonton.

Morinville itself gave notice in December 2020 that it was withdrawing from Edmonton Global, a decision made by council during the 2021 Budget deliberations.

The withdrawal was rescinded in September 2022 in a 4-3 split vote by council, following an administration recommendation to remain. At the time, Councillors

Rebecca Balanko, Stephen Dafoe and Scott Richardson were opposed to rejoining.

The rationale for the recommendation was that continued membership would give the town a better long-term understanding of investment planning in the region and leverage the town's investment with the region to compete globally.

Morinville's Edmonton Global fees for 2024 and 2025 are just under \$40,000.

According to Planning and Economic Development Manager T.J. Auer, the fee is projected to rise by about \$12,000 in 2026, but that figure depends on the annual budget approved by the shareholders and

Continued on page 4

SUDOKU

LEVEL: INTERMEDIATE

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

SEE SOLUTIONS
PAGE 6

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!

PUBLIC HEARING – Bylaw 1644/23 Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1644/23.

Sturgeon County Council is requesting public input on proposed Bylaw 1644/23. This Bylaw would redistrict a portion of SW-30-54-25-4 from AG –

Public Hearing details

The Public Hearing will be held in person and via videoconference on:
Tuesday, March 12, 2024, at 1:00 p.m. (or as soon as practical thereafter)
 Sturgeon County Council Chambers (9613 100 St. in Morinville)
sturgeoncounty.ca/CouncilMeetings

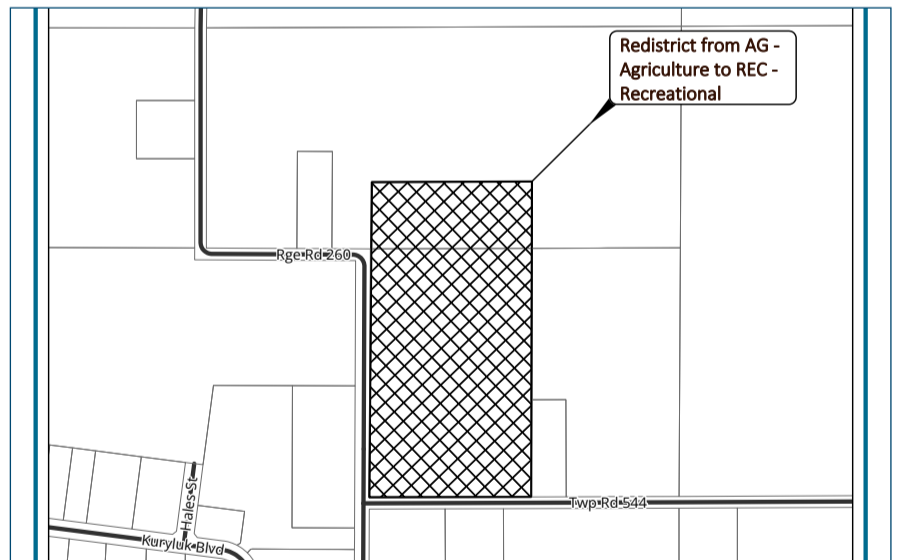
Agriculture District to REC – Recreational District.

The property owner would like to operate a golf driving range on their land at (legal land description: SW-30-54-25-4). This land is currently zoned as AG-Agriculture, which does not allow this type of activity.

To accommodate recreational activities in Sturgeon County, land must be zoned to REC - Recreational District.

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

[View the proposed bylaw at sturgeoncounty.ca/hearing-1644](http://sturgeoncounty.ca/hearing-1644)



Questions? Contact us!

Kyle Schole
 Planner, Current Planning
 780-939-1397
kschole@sturgeoncounty.ca

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Morinville Council
Continued from page 3

could be affected by the withdrawal of member municipalities.

Auer replied affirmatively when Councillor Maurice St. Denis asked whether administration now recommended that Morinville remain part of Edmonton Global.

“At this time, yes, if council’s will is for direct investment work to continue,” he said. “What we have access to through Edmonton Global is far more than what we would be able to achieve with those same funds allocated to our current economic development team.”



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SCHOOL NEWS

Camilla School



During our Professional Learning Community sessions, our Pre-K to Grade 6 students convene in the library to explore our school's core values and indigenous culture through storytelling and creative activities. We embrace opportunities to welcome elders and community members, enriching our

understanding with their cultural wisdom and teachings.

This week's PLC session introduced students to the captivating tradition of "Jingle Dancers." Did you know that when Jingle Dancers perform, they're engaging in a profound healing prayer through their dance?



The Sturgeon Fillies U13 team SU550 took on Sherwood Park SP550 on Saturday. The Fillies fell 4-3 in a very close game. The game was tied 2-2 until Sherwood Park scored with 41 seconds left in the game. Pulling their goalie in the hopes of a tie resulted in Sherwood Park pocketing their fourth into an empty net to end the day 4-2. - **Stephen Dafoe Photo**

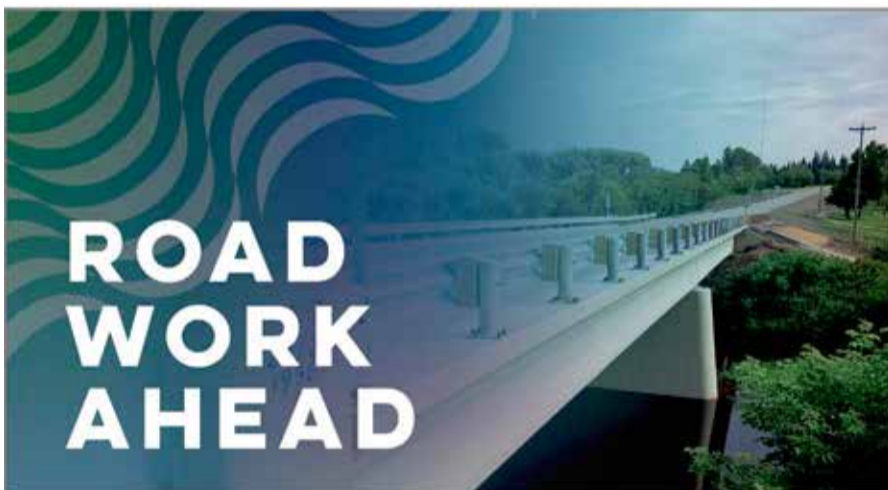
École Morinville Public School



Last week, our Grade 2 and Grade 3 Dragons set out on walking field trips to spread love and kindness in our community.

The 3L and 3H classes delivered handmade valentines and treats to

the residents of Aspen House, while the 2BK and 2R Dragons visited Heritage Lodge to craft and play games together. It was a fun-filled experience for everyone involved.



ROAD WORK AHEAD

JOIN US AT AN INFORMATION SESSION TO LEARN MORE ABOUT THE NEW PROJECTS IN YOUR DIVISION.

All Information Sessions 6 p.m. – 8 p.m.

DIVISION 1 & 2: Wednesday, March 13
CFB Edmonton - WOS & Sgts' Mess
210 Ortona Rd., Lancaster Park
*CFB Edmonton requires ID after 6 p.m. for base entry.

DIVISION 3 & 4: Tuesday, April 16
Calahoo Community Hall
#9, 54500 Rge Rd 275, Calahoo

DIVISION 5 & 6: Wednesday, March 27
Gibbons Community Cultural Centre
5115 - 51 Street, Gibbons

 **Sturgeon COUNTY** For a full list of projects view SturgeonCounty.ca/Roads


MANAGE TIME WORD SEARCH

SEE SOLUTIONS PAGE 6

D	M	O	M	X	E	E	T	A	G	E	L	E	D	U	Y	A	X	V	M
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Find the words hidden vertically, horizontally, diagonally and backwards.

- | | | | |
|--------------|-----------|-------------|----------|
| WORDS | CLEANING | GOALS | PRIORITY |
| AGENDA | CONTACTS | IMPORTANCE | REMINDER |
| APPOINTMENT | CONTEXT | INTEGRATION | SCHEDULE |
| ASSISTANCE | DEADLINES | MANAGEMENT | TASKS |
| BALANCE | DELEGATE | MEETING | TIMER |
| | FILES | ORGANIZE | VALUES |
| | FLAG | PLANNER | |



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Estate of **DOROTHY GAIL TROTTER** late of Sturgeon County, Alberta, who died on **February 1st, 2024**

If you have a claim against this estate, you must file your claim by April 1st, 2024 with Ernest Sikora, estate trustee of Dorothy Gail Trotter at 2320 Taylor Close NW, Edmonton, Alberta T6R 3J6, dated at Edmonton, AB, this day of February 28, 2024.

If you do not file by the date above, the estate can be lawfully be distributed without regard to any claim you may mayhave.

Cop Event
Continued from page 2

from? It comes from reported crimes."

The Detachment held the first Coffee with a Cop event last November in the evening and drew a handful of participants.

Community and Infrastructure Services General Manager Sharleen Edwards said she was pleased with the February 15 turnout.



From left: Acting Staff Sergeant Lew Simms talks with Morinville residents Gary and Noreen Radford after the February 15 event. - Stephen Dafoe Photo

"I think they were really honest with our Detachment Commander about what they want to see," Edwards said of the participants. "I think he [Simms] did a great job just informing our community about some basic policing techniques and things that they use. This [event] was a great start to see engagement between our residents and our RCMP."

Morinville Rendez-Vous Centre Vice President Mike Dubas was also pleased with the event and said it was a good opportunity for seniors to connect with the RCMP.

"A lot of them feel the

communication between our senior group and police - there wasn't that interaction," Dubas said.

"Today, there was a lot of interaction going on, and they were able to express themselves about some of the concerns they have. I think that was the big thing - that they know that the police department is there for them."

Acting Staff Sergeant Lew Simms was also pleased with the input and the opportunity to share information. "It gives us input from the community and is also a chance for us to

come together and to speak on various topics to let the community know what the police are doing."

The RCMP and Town plan to do three events per year. The next event, scheduled for some time in April, is called Pop with a Cop and aims to get feedback from the community's youth.

"The youth in our community also play an important role," Simms said.

"It's that interaction with the youth of our community and getting those connections. I think it is a great opportunity for us to come out."



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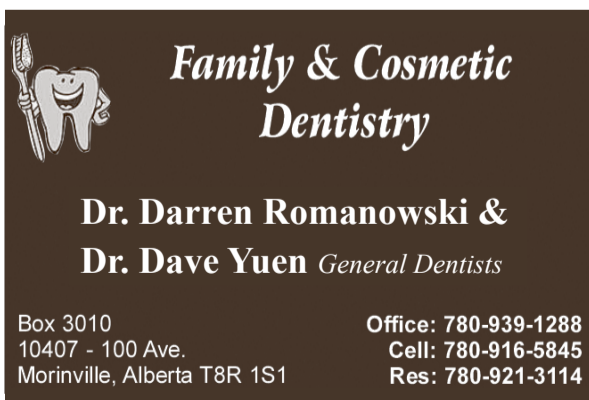
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PUZZLES SOLUTIONS

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WORD SEARCH ▼▼▼

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For advertising contact 780-222-2016
 or email morinvillepress@gmail.com

Olga Bilecki

(nee Melnychuk)

May 21, 1933 – February 15, 2024

It is with great sadness that we announce the passing of Olga on Thursday, February 15, 2024. Olga is survived by her loving husband of 62 years, Peter; children, Gary (Joanne), Steven (Shannon) and Lori. She was predeceased by her parents Daniel and Mary (nee Omelusik) Melnychuk of Thorsby, Alberta. Family would like to thank the Redwater



Long Term Health Centre for the love, care and support they provided. As per her wishes there will be no funeral. Family and friends are invited for a Celebration of Life on Thursday, February 29, 2024 at Waugh Polish Recreational Society Hall, 58218 Lily Lake Rd, Sturgeon County, Alberta, doors open 11:00 am – 5:00 pm, Eulogy at 12:00 pm, Hot Meal at 1:00 pm.

Arrangements entrusted to the care of Sturgeon Memorial Funeral Chapel (780) 921-3900

Morinville's Land Use Bylaw

Continued from page 1
allow redistricting of a parcel of about 2.4 hectares from Single Detached Compact Residential (R-1B) district to Residential Mixed Form (R-X).

Planning and Economic Development Manager T.J. Auer told council that while both are low-rise

districts within the Land Use Bylaw and development concepts for the area, the R-X district allows for greater flexibility for lot sizing as well as low density form. An application for the redistricting was received on December 11 last year.

"Having reviewed the municipal development plan and the area

structure plan for Juniper Heights, administration sees the proposal as aligning with both of those plans," he said.

Sturgeon Memorial Inc

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HOLIDAY HOURS

The Town Office and Municipal Shop will be closed Friday, March 29 and Monday, April 1 for the Easter holidays.



COUNCIL MEETING DATE CHANGE

The Council meeting of Monday, April 1 has been rescheduled to Tuesday, April 2 due to the Easter Monday holiday.

#EdmontonHomeShow #YEGHomeShow #EHGS24

As part of our Economic Development strategy, Council will be representing the Town of Legal at the upcoming

EDMONTON HOME + GARDEN SHOW | MARCH 21 - 24 | Edmonton Expo Centre

To purchase tickets, visit www.legal.ca. For a promo code to get a discount on your ticket purchase, follow the Town of Legal on Facebook or Instagram!

SPRING PROGRAMS

RED CROSS BABYSITTER TRAINING

\$31.50 inc GST

MONDAY MARCH 25th 9:00 - 3:00 pm

Register by Mar 20th

Open to ages 11+

Visit www.legal.ca for more details

HOME ALONE SAFETY 4 KIDS

March 26th

Citadel Centre 9:30 - 11:30 am

\$15.75 (inc GST)

REGISTER BY: March 22nd

Visit www.legal.ca for details

COFFEE WITH A COP

Presents Frauds & Scams Awareness Presentation and Community Q & A

March 7th 9-10 am

Club 60 Roses 5320A 46 St

LEGAL ARENA Farewell

MARCH 17TH FULL EVENT DETAILS TO COME!

SAVE THE DATE!

REGISTER NOW! FOR YOUR CHANCE TO PLAY IN ONE OF THE ALUMNI GAMES

VISIT WWW.LEGAL.CA FOR MORE DETAILS

EASTER Egg Hunt

MARCH 29TH

CITADEL PARK GAZEBO 1:00 - 2:00 PM

BRING YOUR OWN BASKET | OPEN TO CHILDREN 12 & UNDER | PHOTOS WITH EASTER BUNNY

Registration is required email spearce@legal.ca

EASTER PORCH RABBIT CRAFT CLASS

MONDAY, MARCH 18TH

CITADEL CENTRE 4812 - 51 AVE 6:00 - 8:00 PM

FEES: 5FT - \$42 | 3FT - \$36

Visit www.legal.ca for registration details



The Northern Cheerleading Allstars - Northern Chill competed Saturday afternoon in the All Star Elite Levels 1-3 portion of the event. - **Stephen Dafoe Photo**



The Millwood Christian School Royals compete Saturday afternoon at The Cheerific Western Cheer Challenge on Saturday, February 17. - **Stephen Dafoe Photo**

HOROSCOPE

ARIES

Mar 21/Apr 20



Take a few days off from work if you find you have been running yourself ragged, Aries. The pressure to be the best may have gotten to you and you need a rest.

TAURUS

Apr 21/May 21



Powering through a situation sometimes works, but not if you are feeling ill or injured, Taurus. Prioritize your health right now and take a step back if need be.

GEMINI

May 22/June 21



Gemini, there are always two sides to every story, so resist the urge to weigh in on a situation between friends right now. Get all of the information first and then stay neutral.

CANCER

June 22/July 22



Listen to someone's feelings when they come to you and try to vent, Cancer. Exhibit some patience and help this person work through his or her issues.

LEO

July 23/Aug 23



A great opportunity is coming down the pike, Leo. You will have to get your timing correct to maximize its impact on your life. Organize all of the elements you can control.

VIRGO

Aug 24/Sept 22



Advice from a loved one prompts you to reevaluate your plans for the coming weeks, Virgo. Step away from the situation to see how things might work.

HOROSCOPE

LIBRA

Sept 23/Oct 23



It is important to take the reins this week, Libra, particularly if you want to get noticed by those in positions of power. You need to be your own best advocate.

SCORPIO

Oct 24/Nov 22



Sometimes the hardest thing to do in a situation is to stay silent when you don't agree with things, Scorpio. Keep in mind that others may not be ready to hear your advice.

SAGITTARIUS

Nov 23/Dec 21



Take ownership of any mistakes you have made and learn from them this week, Sagittarius. That is the only way you can grow as a person and make a difference in others' lives.

CAPRICORN

Dec 22/Jan 20



Capricorn, are you ready to accept the consequences of your actions? If you go out on your own path when others are warning against it, you will need to confront the consequences on your own.

AQUARIUS

Jan 21/Feb 18



Aquarius, you may be ready to make a big move in your life, but others may not be there with you just yet. You need to find the timing that works for as many as possible.

PISCES

Feb 19/Mar 20



Pisces, it may not be possible to put blinders on for every situation. However, sometimes it is advisable to look the other way in the name of keeping the peace.



MOVE IN READY IN WESTLOCK

This cute, well kept 3 bedroom bungalow in Westlock is move in ready. Renovations over the years include newer flooring and paint, new windows, furnace and h/w tank in 2016, bathroom renos in 2017, shingles in 2017, front and back decks, backflow valve installed in both washer drain and floor drain, and new front door and patio doors. Wall has been opened up between kitchen and living room to allow for a more open concept. Features include a built in vacuum system, pantry, solar light tube in kitchen, patio doors in back bedroom allow access to back deck and fenced yard with storage shed. Basement is partially finished with a family room space, laundry area and den which could easily be a 4th bedroom if window was made a bit larger. There is roughed in plumbing for a bathroom in the basement. Just needs flooring and ceiling installed to finish the basement. This is a great starter home or small family home. Would also be great for an investor as all the work has already been done. **\$219,000. Call Heather to view.**



ONLY \$164,900 FOR 2 BEDROOM BUNGALOW IN LEGAL

Looking for affordable living that's move in ready? This 2 bedroom bungalow in Legal is perfect for first time buyers, investors or seniors who aren't quite ready to give up their pets and move into a lodge. Many upgrades over the years including furnace, vinyl siding and windows. Renos in the past year include all new bathroom with stacked washer and dryer and on demand hot water heater, new counter tops and backsplash in kitchen, eavestroughs, sump pit and pump. Fresh paint throughout. Brand new carpet in bedrooms and lino in bathroom and back entrance and the living room/kitchen flooring is only a few years old. Large 75'x66' fenced lot with fire pit, flower beds, deck and plenty of parking space for a couple of cars and holiday trailer. Or build a garage if you like. Ramp is also in place for easy access with wheelchairs or walkers. Legal is a great small town that's only a few minutes north of Legal. Move in ready! **\$164,900. Call Heather to view.**



BUILDING SITE BY NEWBROOK

24.8 acres bordering the Hamlet of Newbrook, about 1/2 hour NE of Redwater on Hwy 63. This is the remainder of the quarter that much of the hamlet of Newbrook is built on. Currently being used as pasture land with lots of open land and a few treed areas. Nice building sites. Zoning on this land allows for many possibilities for use. Build your dream home on a nice sized acreage, subdivide some lots to expand the Hamlet, maybe start a business ventures. Good possibility to get County approval for any of these uses. May be possible to tie into residential utilities. **\$180,000. Call Heather for directions.**



NEW LISTING

HOBBY FARM

Room for everything on this 36.77 acres. All set up for horses, chickens, goats, dogs or simply have quads and snowmobiles with enough land to play on. Lots of raised gardens beds. Large energy efficient home with 12" walls and a wall of triple pane windows on the south side for passive solar heating. Features huge great room with bamboo hardwood flooring, abundance of wood cabinets and huge walk in pantry, office/bedroom and 3 piece bath on the upper floor. Bsmt has been completely renovated since 2019 and features 3 good sized bedrooms, large sunroom/craft room, 4 pce bath and laundry. Large back porch and flex room leading to the att'd garage. Newer furnaces, h/w tank and on demand pressure system. Covered deck with gasline. 3 water hydrants, 2 auto waterers, firepit, barns and animal shelters, corrals, fenced and cross fenced. Complete set of services for mobile home. Located in SW corner of Thorhild County. **\$469,900. Call Heather to view.**



5.32 ACRES READY TO BUILD ON

Gorgeous building spot or weekend getaway within a half hour of north Edmonton, right across the road from Half Moon Lake (north of Bon Accord). This 5.32 acres is one of the largest lots in this subdivision of Pinebrook Estates. Beautifully treed for privacy with mature spruce, poplar, birch and more. There is a nice cleared area with a firepit or a spot to build on. Lots of hiking or cross country ski trails throughout the property. Lots of recreational opportunities at Half Moon Lake like boating, swimming and fishing. Only about a mile of gravel to the nearest paved road. Utilities nearby. **\$99,900. Call Heather to view.**



4.99 ACRES BY BUSBY

SOLD

\$469,900



NEW LISTING

ALMOST 20 ACRES IN THORHILD COUNTY

Nestled on 19.89 acres of serene countryside, this property offers the perfect blend of tranquility and functionality. A charming 1344 sq ft 1980's built bungalow boasts large eat in kitchen with island and pantry, living room, 3 bedrooms and 2 bathrooms on main floor. The lower level of the home is partially finished, offering a roughed-in rec room, two additional bedrooms, and a convenient two-piece bathroom with the potential to add a shower/bathub. This level also provides a walk-out door. Features include large windows both upstairs and downstairs. 3 West facing windows have recently been replaced. Livestock facilities, including fencing and corrals, make it suitable for agricultural pursuits, while several outbuildings offer storage space for equipment and toys. **\$399,900. Call Heather to view.**



77.16 ACRES NEAR EGREMONT

Fenced pasture land located just two miles west of Egremont (a few minutes north of Redwater). Lots of great building sites with power lines running on both the range road and township road bordering this property. A nice mixture of open land and large mature spruce, pine and poplar. Approximately 40 min to Edmonton. Nice spot to start your own small hobby farm, weekend retreat or rent the land out in the summer and use it for hunting in fall. **\$250,000 plus gst. Call Heather for more info.**



FULL QUARTER OF LAND IN THORHILD COUNTY

Full quarter of open pasture and bush land approximately 1 hour north of Edmonton in Thorhild County. About 100 acres has been brushed in the past few years and just needs clean up of the brush piles to make open land. This portion had been used as hay land many years ago so could potentially be hay or grain land again. The remained 59 acres is large, mature bush land. The land is fenced and there are two good dugouts so it's all ready for your animals. Also a few nice building spots on this property and power runs along both the range road and township road. Great spot for hunting, quadding, snowmobiling. County bylaws allow for subdivision of this land. **\$279,900 plus gst. Call Heather for more info.**



GLENN FISHER TEAM



REAL ESTATE

Each office independently owned & operated.



IRP Approved Agent

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