



## Morinville proposes community-led oversight on Council compensation

By Colin Smith

A plan to give the community more say on how Morinville's mayor and town councillors are paid is moving ahead.

Creation of a committee to review remuneration received by the members of council was approved at its regular meeting on Tuesday, February 27. As recommended by administration,

the proposed Council Remuneration Review Committee would consist of five Morinville electors, with the town's manager of Human Resource Services serving as administrative facilitator.

Council Remuneration Policy CP194/2022 calls for an external market review of salaries, honorariums, and expenses by a third

party at the midterm of each Council term.

Committee members would look at the results of the third-party remuneration review conducted by Hillcrest Financial, along with the current Council Remuneration Policy, and develop recommendations on compensation for council to consider. The

Continued on page 7



Morinville will dispense with using a charter bus and utilize its own Community Bus for this summer's program after a successful pilot project last year.

## Morinville Community Bus Revived for Summer Service Following Successful Pilot

By Colin Smith

The Morinville Community Bus is on the move again this summer.

The bus will be operating on an ongoing basis following a pilot project in 2023.

Funding for the operation of the bus was included in the 2024 budget.

Community Development Supervisor Barb Anderson presented a report on the

community bus pilot project to council at its regular meeting on Tuesday, February 27.

The community bus was introduced in 1990, at first providing services only to seniors 55-plus and people with disabilities, then later expanding to all population groups.

But the newest town-owned bus hadn't been used since March 2020, partly due to Covid-19

restrictions, and during budget deliberations, it was proposed that it be disposed of to produce about \$42,000 in operating and annualized capital cost savings.

A population engagement survey done in the summer of 2022 showed a lack of interest in a community bus service by a majority of

Continued on page 3



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Team Olson's Doug MacArthur (left) and Gary Kearns (right) sweep as Keith Franklin watches his rock during their fourth game of the Curling Alberta 2024 Kananaskis Nordic Spa Alberta Masters Championships on Friday, March 1. The event drew eight men's teams and eight women's Masters teams to Morinville for five days of competition.

- Stephen Dafoe Photo  
SEE story on page 5



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CONTINUED FROM PAGE 1

### Morinville Community Bus Revived for Summer Service Following Successful Pilot

respondents, but continued public engagement indicated desire for such a service on the part of seniors.

Representatives of the Morinville Seniors Rendez Vous Club emphasized to council the value of the bus for club excursions and the willingness of its members to work with the town and other groups on programming and scheduling.

The proposal to dispose of the bus was rejected by council, which called on administration to come up with a plan for a bus service pilot project.

The result was a pilot project to provide bookable service access, social and educational excursions, along with group rentals, primarily catering to seniors 55+.

The bus service was provided by a charter operator and received grant funding from the New Horizons for Seniors Program.

Initially planned to run from April to September 2023, the project was extended to December, for a total of nine months.

Uptake of the service was not as great as expected.

The number of excursions was projected at 14, with 182 participants, but the actual result was eight excursions, with 102 participants. Rather than 12 group rentals, there was one.

Both the budgeted revenue and expenses were down, but the drop in expenses was larger, resulting in a net of \$4,448.20 to the good, instead of the forecast \$348.12.

According to Anderson, this year, the community bus should be in operation by June.

The bus project will provide planned excursions for youth, seniors and other community residents.

Its aim is to enhance social connectivity and accessibility for Morinville residents, particularly those with limited transportation options.

“By providing regular outings and transportation for these outings, the project will address mobility challenges,

promote active participation in community events, and support the well-being of residents,” stated Anderson.

The service will use the town-owned community bus rather than the buses

employed in the charter pilot project.

In response to a question by Councillor Maurice St. Denis about efforts to promote the service and increase the number of users, Anderson said a communications plan

is being developed.

St. Denis also asked about a partnership with the Rendez Vous Club.

“The Rendez Vous continues to be an important partner as we continue with this project,” Anderson replied.

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Musée Morinville Museum Operations Attendant Donna Garrett holds one of the museum's latest acquisitions, a sign from Omer St. Germain's law office. The sign is one of a number of items from St. Germain, who was Morinville's first mayor in 1911 and served the community in that capacity from 1915 to 1917 and 1929 to 1936. St. Germain was owner and publisher of *Le Progres*, a French language newspaper. The publication's office is where Fusion Thrift Shoppe is today. The library plans to have St. Germain's artefacts on display in the coming months. - Stephen Dafoe Photo

### ST. PATRICK'S DAY WORD SEARCH

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

- WORDS**  
 CELEBRATION  
 CELTIC  
 CLOVER  
 EMERALD  
 ERIN  
 FORTUNE  
 GAELIC  
 GOLD  
 HARP  
 IRELAND  
 IRISH  
 ISLAND  
 JIG  
 LEGEND  
 LEPRECHAUN  
 LUCK  
 MAGIC  
 MARCH  
 MISCHIEF  
 PARADES  
 PATRICK  
 SAINT  
 SHAMROCK  
 TRADITION

Find the words hidden vertically, horizontally, diagonally and backwards.  
 SEE SOLUTIONS PAGE 8

### SUDOKU

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

LEVEL: INTERMEDIATE SEE SOLUTIONS PAGE 8

**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 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

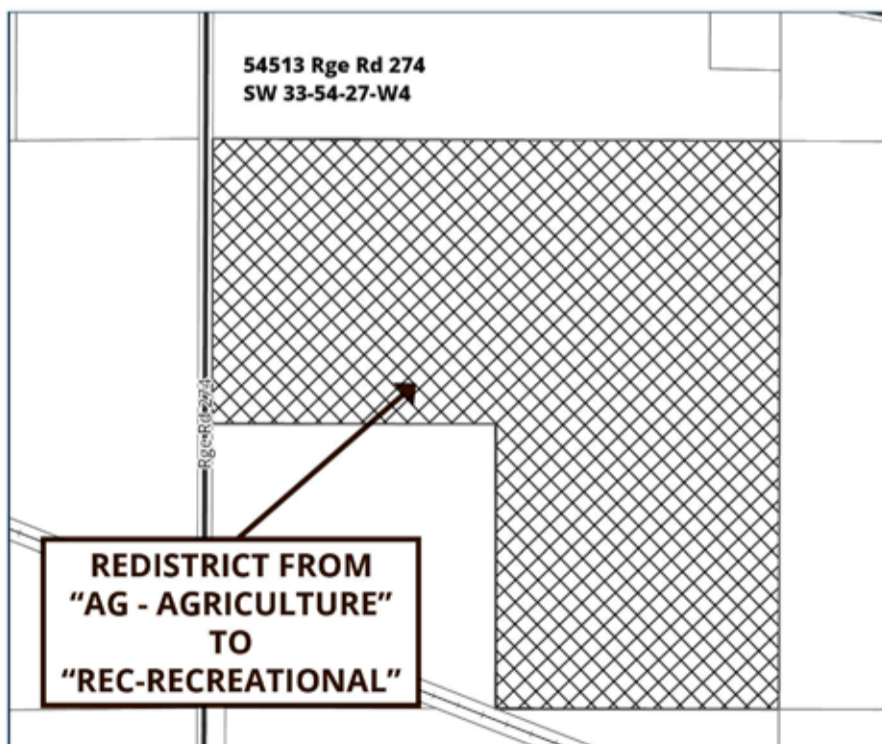
The Public Hearing will be held in person and via videoconference on:  
**Tuesday, March 26, 2024, at 2:00 p.m.** (or as soon as practical thereafter)  
 Sturgeon County Council Chambers (9613 100 St. in Morinville)  
[sturgeoncounty.ca/CouncilMeetings](http://sturgeoncounty.ca/CouncilMeetings)

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-1642-23](http://sturgeoncounty.ca/hearing-1642-23)

**Please Note:** This Public Hearing was originally advertised for March 12, 2024 with an incorrectly labeled map. Due to this the Public Hearing has been re-scheduled.

#### Questions? Contact us!

Kyle Schole  
 Planner, Current Planning  
 780-939-1397  
[kschole@sturgeoncounty.ca](mailto: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 25 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](mailto: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](http://sturgeoncounty.ca/CouncilMeetings). To view the livestream, click on the meeting date on the calendar, then click on the video link.



# Alberta Masters Championships wrap up in Morinville

By Stephen Dafoe

Sixteen of the best men's and Ladies' over 60 curling teams spent five days at the Morinville Curling Club last week to compete in the Curling Alberta 2024 Kananaskis Nordic Spa Alberta Masters Championships. The eight-game

round-robin tournament concluded on Sunday afternoon, with semi-finals in the morning and finals in the afternoon.

When the rocks were put away, the Deb Santos team from Edmonton was crowned Provincial Master's Ladies' Champions, and Edmonton's Dave Olsen

Team was crowned Provincial Master's Men's Champions are the Dave Olsen team, also out of Edmonton.

A local group comprised of Lead Keith Franklin, Second Doug MacArthur, Third Gary Kearns, Skip Jack Olson, and alternate Guy Meunier were among the

eight men's teams competing and an underdog heading into the competition.

The Jack Olson Team finished fifth out of eight men's teams.

"The competition was very good, and

our games were very close," team member Gary Kearns told Morinville News on Sunday night.

"Given that we just started curling together as a team, we feel really good about this finish."

The Morinville Curling Club will host a mixed open bonspiel on March 16 and 17, with door prizes and a Saturday dinner provided for \$60 per person. Details are available at Morinville.curling.io.



Team Olson's Doug MacArthur (left) and Gary Kearns (right) sweep as Keith Franklin watches his rock during their fourth game of the Curling Alberta 2024 Kananaskis Nordic Spa Alberta Masters Championships on Friday, March 1. The event drew eight men's teams and eight women's Masters teams to Morinville for five days of competition. - Stephen Dafoe Photo

## REQUEST FOR TENDERS

### CROWN LAND TENDERS FOR FARM DEVELOPMENT LEASES AND GRAZING LICENCES

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Sealed tenders must be received at Public Lands Disposition Management, 5th Floor, 9915-108 Street NW, Edmonton, Alberta T5K 2G8, by 2:00 pm MDT, Thursday April 4, 2024.

Public tender opening will take place immediately following tender closing in Boardroom 5A, 5th Floor, 9915-108 Street, NW Edmonton, Alberta T5K 2G8.

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## PUBLIC HEARING - Bylaw 1645/23

Amendment to Land Use Bylaw 1385/17

Sturgeon County Council requests public input on proposed Bylaw 1645/23. This Bylaw would redistrict a portion of NW-27-57-25-4 from AG - Agriculture District to I3 - Medium Industrial Unserviced District; and from IR - Industrial Reserve District to I3 - Medium Industrial Unserviced District.

### Public Hearing details

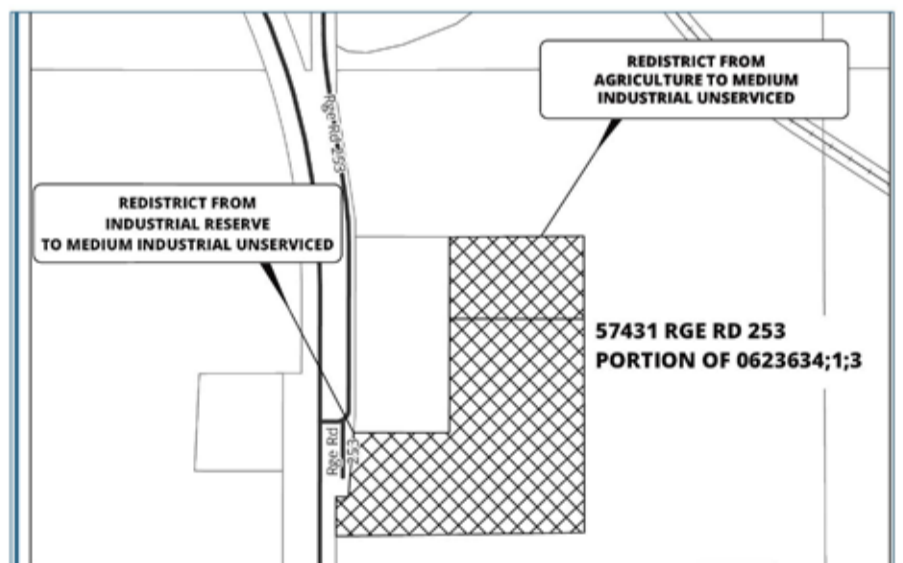
The Public Hearing will be held in person and via videoconference on: **Tuesday, March 26, at 1:00 p.m.** (or as soon as practical thereafter) Sturgeon County Council Chambers (9613 100 St. in Morinville) [sturgeoncounty.ca/CouncilMeetings](http://sturgeoncounty.ca/CouncilMeetings)

The property owner would like to facilitate their business expansion and relocation on their land at 57431 RGE RD 253 (NW-27-57-25-4). This land is zoned as AG-Agriculture and IR-Industrial Reserve District, which does not allow this type of activity.

To accommodate the proposed industrial uses the land must be zoned to I3 - Medium Industrial Unserviced 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-1645](http://sturgeoncounty.ca/hearing-1645)



### Questions? Contact us!

Kyle Schole  
Planner, Current Planning  
780-939-1397  
[kschole@sturgeoncounty.ca](mailto:kschole@sturgeoncounty.ca)

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# SCHOOL NEWS

## Bon Accord Community School

Bon Accord Community School had an exciting February! On top of celebrating Valentine's Day, 100 days of school, Kindness week and Pink Shirt Day students engaged in puppet shows, building and testing of egg drop landers, created clay globes showing the layers of the earth, many art projects, learned about magnets and magnetic poles, and creative academy weaved their own bookmarks! Attitudes of gratitude and heroes standing up for kindness was so visible at our school!



## Lilian Schick School

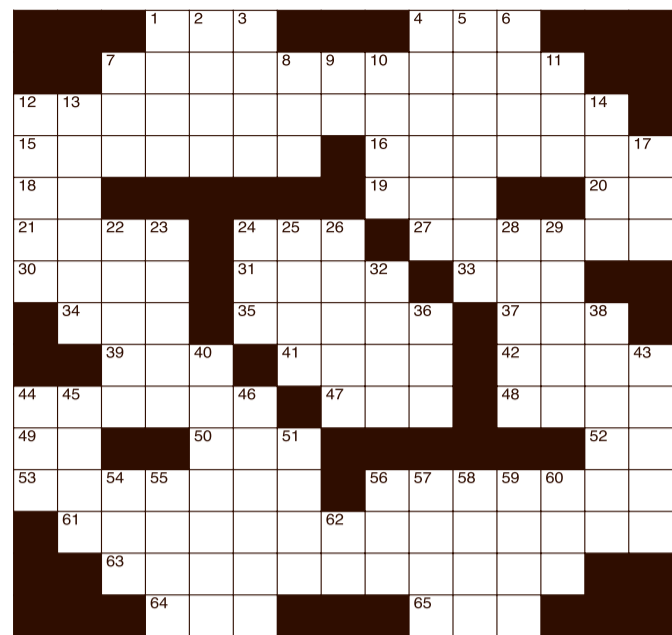


We are grateful we were able to have Project five as our Elementary Residency Program. "Project Five, Communicate with Confidence!" is a curriculum-based in-school residency program that with five simple steps helps students of all ages feel more comfortable and confident speaking in front of others. Carmen Leibel, broadcast journalist, anchor, and journalist uses her "Project Five 5P's: Prepare, Practice, Pace, Position, Present" to teach students to become more confident, present, and share ideas and opinions. A Huge Thank You to Carmen Leibel and our sponsors Northwest Redwater Partnership and Wolf Midstream for making this possible!



## CROSSWORD

SEE SOLUTIONS PAGE 8



### CLUES ACROSS

- 1. Helps little firms
- 4. Political action committee
- 7. Allowed
- 12. Olivia Colman played one
- 15. Open
- 16. He had a notable lamp
- 18. Promotional material
- 19. Domesticated animal
- 20. Larry and Curly's buddy
- 21. The best ever
- 24. TV network
- 27. Checked for
- 30. Dry or withered
- 31. Expression of annoyance

### CLUES DOWN

- 33. Dash
- 34. Fifth note of a major scale
- 35. A secret clique
- 37. Partner to cheese
- 39. \_\_\_ school: where to learn healing
- 41. City in ancient Syria
- 42. Gasteyer and de Armas are two
- 44. Established practice
- 47. Thanksgiving side dish
- 48. District in Peru
- 49. It's becoming more prevalent
- 50. State in India
- 52. Measure of illumination

### CLUES DOWN

- 53. Raised platform
- 56. Japanese warrior
- 61. R.L. Stevenson novel
- 63. Transitory
- 64. Advanced degree
- 65. Fiddler crabs

- 8. Nigerian City
- 9. Midway between south and east
- 10. A way to shut
- 11. Stop playing
- 12. Marshy places
- 13. Takes apart
- 14. Ten cents
- 17. A gesture of assent
- 22. Scent
- 23. Teletypewriter
- 24. General's assistant (abbr.)
- 25. Hillside
- 26. Taxi driver
- 28. Semitic Sun god
- 29. Town in India
- 32. Traditional rhythmic pattern
- 36. Fugitives are on the \_\_\_
- 38. Type of dance
- 40. Two letters, one sound
- 43. Having a strong, pleasant taste
- 44. Golf score
- 45. Mayhem
- 46. Drenched
- 51. River in northeastern Asia
- 54. Drug to treat anxiety (abbr.)
- 55. Part-time employee
- 56. A very large body of water
- 57. Aboriginal people of Japan
- 58. Millisecond
- 59. Forearm bone
- 60. Subway dweller
- 62. Royal Mail

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# HOROSCOPE

## ARIES Mar 21/Apr 20

Aries, if you notice you have been running into obstacles as you work to achieve your goals, you may want to step back and try to figure out another course of action.

## TAURUS Apr 21/May 21

Taurus, an offer that notes your efforts and achievements comes your way. Do not let this immediately go to your head, but enjoy the fruits of your labors.

## GEMINI May 22/June 21

Lately your willpower has been weak, Gemini. If diet plans are getting sidelined by your inability to stay on track, you may want to enlist a buddy to keep you motivated.

## CANCER Jun 22/Jul 22

Cancer, take a break when you can because there is soon to be a whirlwind of activity coming in your direction. Enjoy down time while it is still available to you.

## LEO Jul 23/Aug 23

Leo, exercise caution so that your actions are not misinterpreted. You do not want others thinking you are doing things for the wrong reasons. Try to lighten up and be positive this week.

## VIRGO Aug 24/Sept 22

This week you could find yourself being the center of attention at a gathering with friends or family, Virgo. Use the opportunity to get your thoughts out there and heard.

## LIBRA Sept 23/Oct 23

Libra, you will need to pick a course and stick with it, especially over the next few days. There is a lot of temptation out there but if you don't commit you'll never get things done.

## SCORPIO Oct 24/Nov 22

Arguments that have been slowly building up may come to a head this week, Scorpio. Your best bet is to stay out of the fray by keeping your distance and avoiding commentary.

## SAGITTARIUS Nov 23/Dec 21

Sagittarius, it is possible that someone new you will meet this week can become a close friend who sticks with you through thick and thin. Look for this person in the days to come.

## CAPRICORN Dec 22/Jan 20

Capricorn, now might be a time to figure out how to reduce some stress, especially if you find that people are avoiding you as of late. A change in attitude is all it takes.

## AQUARIUS Jan 21/Feb 18

You might be ready to delve into the next chapter of a relationship, Aquarius. Figure out what means the most to you and move those priorities to the forefront.

## PISCES Feb 19/Mar 20

Inspiration comes your way this week, Pisces. You will have plenty of time to do anything you want to put your mind to. Start making that running list of ideas.

### Council Remuneration

Continued from page 1

Hillside Financial review report was presented to council at the February 27 meeting.

Based on a survey of council compensation at ten comparator municipalities, it indicates that Morinville's mayor and councillors are paid substantially less than the town's Council Remuneration Policy calls for.

The target of the remuneration policy is for the rate of the honorariums and expense compensation for council members to be set at the 50th percentile of what they are paid in comparable municipalities. That would put council's compensation at the midpoint, with half of council members in other municipalities receiving more and half

receiving less.

"The Town of Morinville's mayoral honorarium is currently 25.38% below the 50th percentile of the defined market. The councillor rate is currently 14.86% below the 50th percentile," states the report.

The comparator municipalities surveyed in the study were Beaumont, Cochrane, Devon, Fort Saskatchewan, Hinton, Lacombe, Spruce Grove, Stony Plain, Sturgeon County and Whitecourt.

The report noted that five of the comparator municipalities provide additional compensation for the deputy mayor.

All provide some level of benefits, which may include health and dental coverage or life insurance, and an emerging trend is to provide

pension, RRSP or TFSA options, which is the case with four of the municipalities.

According to Human Resource Services Manager Jennifer Brush, the Council Review Committee is intended to "uphold accountability to the community, attract and retain qualified candidates, and foster public trust by aligning compensation with the demands and expectations of civic leadership."

Determining council compensation through such a committee is considered to be best practice for municipalities, she said in her report recommending it. It also provides for transparency and engagement with the community and provides an unbiased view of council remuneration.

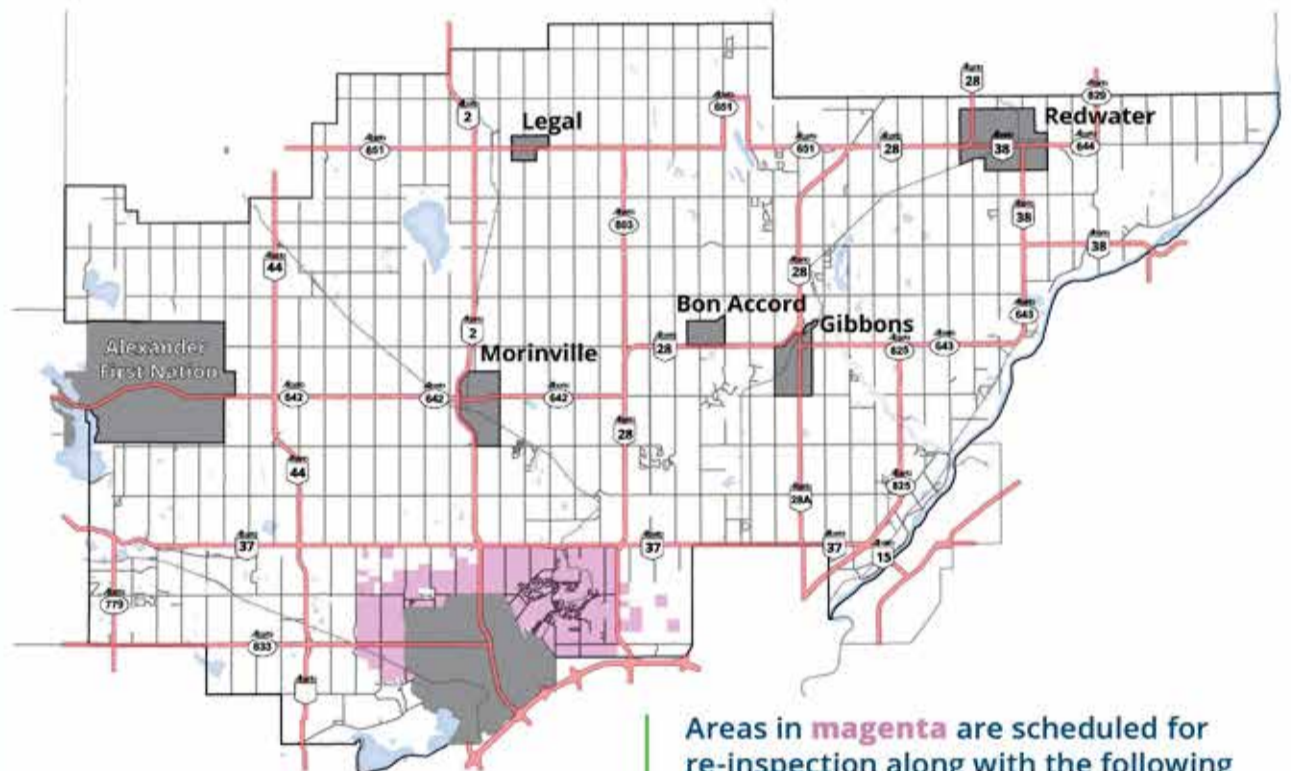
Other options,

including reviews and recommendations done by council itself or by administration are seen as undesirable.

Brush said that a by-law will now be prepared to enable the creation of the committee, and then applications for the member positions will be sought, with the intention that recommendations on council compensation will be brought out in July.

Morinville residents were last consulted about council compensation eight years ago, and the last time a remuneration review was established was in 2019. "I am really glad to see this come forward," said Deputy Mayor Jen Anheliger. "I think this allows our citizens to participate."

## 2024 Property Re-inspection Notice



Areas in magenta are scheduled for re-inspection along with the following multi-lot subdivisions:

- Allin Ridge Estates
- Allin Ridge Pointe
- Bristol Oaks
- Crestview Heights
- Fairhaven
- Fairway Boulevard
- Glenview Acres
- Green Acres
- Greystone Manor
- Highland Ridge
- Lower Manor Estates
- Lower Viscount Estates
- Manor Estates II
- Noroncal
- North Point
- Northern Lights
- Pinnacle Ridge
- ProNorth I.P.
- Regency Estates
- Richfield Estates
- River's Gate
- Riverstone Pointe
- Silver Chief
- Skyglen Air Park
- Sturgeon Crest
- Sturgeon Heights
- Summerbrook Estates
- Terrault Estates
- The Banks of Sturgeon Valley
- The Crossing at River's Edge
- Trestle Ridge Estates
- Tuscany Hills
- Upper Manor Estates
- Upper Manor Pointe
- Upper Manor Pointe III
- Upper Viscount Estates

Notifications of Re-inspection and Request for Information forms were mailed to Sturgeon County residents whose properties are up for re-inspection this year.

In accordance with the Municipal Government Act (MGA), Section 295, Request for Information forms are sent out and reviewed every five years to establish equity within Sturgeon County and ensure our records correctly reflect the physical attributes of your property.

A detailed map of this year's inspection area can be found on our website under **Interactive Property Map, 2024 Cyclical Inspection Area**.

Only residents who received the 2024 Notice of Re-inspection letter need to respond.

### Submit your property details:

- **ONLINE** [www.sturgeoncounty.ca/PropertySurvey](http://www.sturgeoncounty.ca/PropertySurvey) with the unique code at the top of your Request for Information form
- **EMAIL:** [assessment@sturgeoncounty.ca](mailto:assessment@sturgeoncounty.ca)
- **MAIL:** 9613-100 Street Morinville, AB T8R 1L9
- **PHONE:** 790-939-0601 or toll free 1-866-939-9303

**QUESTIONS?**  
Assessment Services  
780-939-0601

[www.sturgeoncounty.ca/PropertySurvey](http://www.sturgeoncounty.ca/PropertySurvey)





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## Agriculture Master Plan SURVEY

The Agriculture Master Plan is a strategic roadmap to guide agriculture-related initiatives for the next 10 years.

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[SturgeonCounty.ca/AgPlan2024](http://SturgeonCounty.ca/AgPlan2024)



### QUESTIONS?

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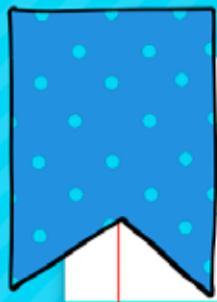
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		P	H	D		U	C	A





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Download application forms: [sturgeoncounty.ca/dust-suppression](http://sturgeoncounty.ca/dust-suppression)

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Town of Morinville crews were out on 100 Avenue on Friday, March 1 removing snow.  
- Stephen Dafoe Photo

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**REDUCED TO \$214,900**

### 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. **\$214,900. Call Heather to view.**

**REDUCED TO \$154,900**

### ONLY \$154,900 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! **\$154,900. Call Heather to view.**

### FULL QUARTER OF LAND IN THORHILD COUNTY

Full quarter of open pasture and bush land approximately 1 hour north of Edmonton in Thorhill 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.**

**NEW LISTING**

### THORHILD BUNGALOW

This delightful 767 square foot home boasts modern upgrades and a convenient location close to amenities, including a K-12 school and an outdoor pool within the community. Step inside this meticulously maintained 2 bedroom home to discover a bright and airy living space with modern flooring and ample natural light streaming through upgraded windows. Upgrades in the last 3 years include a new hot water tank, furnace, flooring, windows, and shingles, offering worry-free living for years to come. Bsmt family room has a nice corner woodstove and could be opened up into the adjoining den if you wanted an additional bedroom. The 2 piece bathroom in the basement has the plumbing roughed in for a shower. Large fenced yard with raised garden beds and single detached garage. Downsize to your own home that's cheaper than a condo and no extra fees. **\$174,900. Call Janine 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.**

### 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.**

### 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 gasoline. 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 Thorhill County. **\$469,900. Call Heather to view.**

### 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.**

### 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.**

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