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The Free Press

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Vol. 34 No. 35

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

Wednesday August 28, 2024

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



Soldiers from The Corps of Royal Canadian Electrical and Mechanical Engineers reassemble a jeep, which had just previously been taken apart. The demonstration took place during the Rolling Barrage's stop in Morinville on Sunday, August 11. - Stephen Dafoe Photo

Sturgeon Hockey Club expands programs despite arena challenges

By Stephen Dafoe

Despite some initial ice scheduling challenges, Sturgeon Hockey Club (SHC) is gearing up for exciting changes and growth with their Sting AA program changing leagues and their Fillies female program continuing to grow.

"This season, our four Sting AA teams will be part of the Alberta Elite Hockey League (AEHL) run by Hockey Alberta, which will streamline all levels of elite hockey (AA and AAA) in the province," said SHC Communications Director Vikki McLaren in an email interview with MorinvilleNews.com.

"Our Fillies program has seen exponential growth in its first three years of existence. Two seasons ago, we had

one Fillies team at the U15 level.

"Last year, we had four teams at the U11, U13, U15 and U18 levels. Now for this season, we are very excited to add an additional U11 team to the mix and our first-ever U9 Fillies team to Sturgeon Hockey Club."

McLaren said SHC's Mustang players could also look forward to another exciting year of competitive hockey within the Edmonton Federation Hockey League.

However, with the loss of the Legal Arena due to a significant renovation and expansion project, practices and games will occur at several arenas in the region.

"We have been fortunate enough to work with the communities of Rich Valley,

Onoway, Redwater and the Edmonton Garrison in securing ice at their facilities, which allowed us to register every family looking to play for SHC this season and not have to turn any child away," McLaren said.

"We can't thank these communities enough for their support."

Before the SHC season gets fully underway, the Association is hosting one of the Edmonton Oil Kings pre-season games at the Morinville Leisure Centre on Saturday, September 14 at 4 p.m.

Tickets for the fundraiser sold out within hours on Thursday when they were released.

A 50/50 will be available to the public with details announced on SHC's Facebook page.

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Morinville family heading to Budapest for World Darts Masters

By Stephen Dafoe

Morinville resident Robbie Mills, his daughter Hailey, and his son RJ will represent Canada at the World Darts Federation (WDF) World Masters in Budapest, Hungary, from October 9 to 13, 2024.

The Mills believe this is the first time a father, son, and daughter trio will compete at the event, highlighting their talents and bond as a darts family.

The senior Mills is no stranger to professional-level darts, having earned the Alberta Men's No. 1 spot for the last two years and the 2024 Alberta Provincial Championship.

Mills is Canada's second-ranked player this year, a move up from being named Canada's

third-ranked player in 2023. His accomplishments earned him a spot at the 2023 WDF World Cup in Esbjerg, Denmark, where he took the bronze medal.

That placement earned him his invitation to the October Worlds Darts Masters invitation-only event.

Those accomplishments are impressive enough, but then his son and daughter qualified.

"Hailey and RJ qualified through the youth national system," Robbie Mills explained.

"They both made Team Alberta: RJ last year, Hailey this year. Based on their placement and the criteria that the WDF requires, they qualified and received their invites to Budapest as well."



From left: RJ, Robbie and Hailey Mills of Morinville show their invitations to the World Darts Federation (WDF) World Masters in Budapest, Hungary, this fall. - Stephen Dafoe Photo

A long love of darts

Robbie Mills has been involved in darts for the past 28 years, first taking up the sport in 1996.

"I was 16 years old in high school, sitting at the cafeteria table over lunch. Friends of mine were talking about going to darts on a Thursday night at their youth club,

and I was like, 'Darts! What is that?' Mills recalled.

"I decided to show up and borrowed a set of darts. I've kind of been playing ever since."

Daughter Hailey and son RJ took up darts in the past couple of years when they were 10 and 15, respectively. Now 12

and 17, darts have become an important part of their lives.

For Hailey, the appeal of darts is in the environment.

"Lots of people are there to support you, and they're very encouraging," Hailey Mills said. "So, it's a good environment to be around."

For RJ, it was an

opportunity to share the joy of competition and victory.

"I'd always watch dad play or watch some kind of professional play on TV, and I always thought it was cool," RJ Mills recalled.

"I never had an interest in it until October, about a year-and-a-half ago, when I broke my leg. I couldn't do much. We'd be travelling all around Alberta and Canada for all these tournaments for dad. He kept winning and winning and winning, and I got a spark from watching him win. I was like, 'You know, I want to feel that feeling.' So that feeling just really got me into it."

For the senior Mills, there has always been a hunger and itch to

Continued on page 7



NOTICE OF PROPOSED ADVERTISEMENT BYLAW PUBLIC NOTIFICATION BYLAW 2024-10

To the electors of the Town of Bon Accord in the Province of Alberta:

TAKE NOTICE that the Council of the Town of Bon Accord, in the Province of Alberta, has given first reading to the Public Notification Bylaw 2024-10 on August 20, 2024. Upon final passing, Bylaw 2024-10 allowselectronic advertising methods to fulfil statutory advertising requirements for proposed bylaws, resolutions, meetings, public hearings, and other decisions and actions that are legally required to be advertised. The Town of Bon Accord will continue to provide advertisements to the local newspaper for publishing as long as the local newspaper remains in circulation.

NOW THEREFORE NOTICE is hereby given by the Council of the Town of Bon Accord that, unless a petition of the electors for a vote on Bylaw 2024-10 is demanded, as provided for by the terms of Section 231 of the Municipal Government Act, the said Council may pass the said Public Notification Bylaw.

All persons interested are hereby notified and they are required to govern themselves accordingly. A copy of the bylaw is available for inspection at the Town of Bon Accord office building, 5025 50th Avenue, Bon Accord, AB, between the hours of 8:00 a.m. and 4:00 p.m. or by email by contacting the Chief Administrative Officer, noted below.

DATED at the Town of Bon Accord, in the Province of Alberta, this 20th day of August 2024.

Town of Bon Accord

PER: Jodi Brown, Chief Administrative Officer

780-921-3550 | cao@bonaccord.ca

INFORMATION FOR ELECTORS

Pursuant to Section 1(1)(i) of the Municipal Government Act an "elector" means:

A person who is eligible to vote in the election for a councillor under the Local Authorities Election Act.

Pursuant to section 47(1) of the Local Authorities Election Act a person is eligible to vote in an election if the person:

- is at least 18 years old,
- is a Canadian citizen, and
- resides in Alberta and the person's place of residence is located in the local jurisdiction on election day.

In accordance with the provisions of Sections 223 and 225 of the Municipal Government Act, a petition may be demanded in the Town of Bon Accord by electors equal in number to at least 10 per cent of the population. The petition for a vote must be received by the Chief Administrative Officer within 60 days of the last publication of this notice and shall contain on each page "an identical statement of the purpose of the petition".

DATE of the last publication of this notice is September 4, 2024.

Further requirements of the petition are provided in section 224 of the Municipal Government Act. The Government of Alberta Petition Resource is available online at <https://open.alberta.ca/dataset/9781460145920#summary> or by contacting the Town of Bon Accord at the contact information provided above.

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SEE SOLUTIONS PAGE 8

LEVEL: INTERMEDIATE

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

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!



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Sturgeon COUNTY
September Meetings and Important Dates

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County Centre Office
Ph: 780-939-4321
Toll Free: 1-866-939-9303
Emergency After Hours:
780-939-4321

Meeting schedule is subject to change. Members of the public are welcome to observe or listen in. For teleconference details and links to the livestream, click on the meetings notice in the following locations:

- Council Meetings:** SturgeonCounty.ca/CouncilMeetings
- Board and Committee Meetings:** SturgeonCounty.ca/Boards
- Public Hearings:** SturgeonCounty.ca/Notices



| Labour Day | Sep 2 | Closed |
|--|---------------|-----------------|
| Subdivision and Development Appeal Board | Sep 3 | 2:00 PM |
| Youth Advisory Committee | Sep 9 | 6:00 PM |
| Regular Council followed by Committee of the Whole | Sep 10 | 9:00 AM |
| Economic Development Advisory Board | Sep 11 | 9:00 AM |
| Capital Committee | Sep 12 | 9:00 AM |
| Sand and Gravel Advisory Committee | Sep 16 | 9:00 AM |
| Community Services Advisory Board | Sep 16 | 6:30 PM |
| Subdivision and Development Appeal Board | Sep 17 | 2:00 PM |
| Agricultural Service Board | Sep 18 | 9:00 AM |
| Transportation Advisory Committee | Sep 19 | 6:00 PM |
| Staff Event - Early Closure | Sep 23 | 12:00 PM |
| Regular Council followed by Committee of the Whole | Sep 24 | 9:00 AM |
| Capital Committee | Sep 26 | 9:00 AM |
| National Day for Truth and Reconciliation | Sep 30 | Closed |

FALL PROGRAMS REGISTRATION OPEN

Register Online at SturgeonCounty.ca/PROGRAMS



Follow us!     @sturgeoncounty

Notice of application to be filed for approval of the natural gas distribution franchise agreement between the Town of Bon Accord and ATCO Gas and Pipelines Ltd.

APPLICATION SUMMARY

The Alberta Utilities Commission expects to receive an application from ATCO Gas and Pipelines Ltd. to approve the existing current and valid natural gas distribution franchise agreement with the Town of Bon Accord. This application for approval is required due to changes made by the Utilities Affordability Statutes Amendment Act, 2024, to various statutes governing franchise agreements.

The current franchise agreement, which took effect in February of 2016, grants ATCO Gas and Pipelines Ltd. the exclusive right to deliver natural gas to the residents of Bon Accord for approximately 15 years.

No changes to the franchise agreement or to the franchise fee rate rider percentage are being made as part of this application. The franchise fee rate rider percentage will remain at its current rate, which is 23%. Including linear taxes, the resulting average monthly franchise fee for an average residential customer will remain the same at approximately \$13.86. The franchise fee is calculated based on distribution charges. An average residential customer uses about 105 gigajoules per year.

You may send your concerns about, objections to, or support for the application in writing to the Town of Bon Accord or to ATCO Gas and Pipelines Ltd. on or before

September 11, 2024, at:

Town of Bon Accord, Falon Fayant, Box 779, Bon Accord, AB T0A 2W0, phone: 780-921-3550; email: ffayant@bonaccord.ca

ATCO Gas and Pipelines Ltd., Attn: Franchise Agreement Coordinator, 5302 Forand Street S.W. Calgary, Alberta, T3E 8B4, phone: 310-5678 or 1-888-511-7550; email: franchisecoordinatorgas@atco.com

Any submissions received, unless you request otherwise, will be part of the application submitted and will become part of the public record.

For more information on franchises or to receive a copy of the franchise agreement please contact either the Town of Bon Accord or ATCO Gas and Pipelines Ltd. at the addresses listed above.

For more information:
For more information about the AUC or its approval process associated with franchise applications, please contact the AUC directly at 310-4 AUC or atinfo@auc.ab.ca.

The Alberta Utilities Commission is an independent, quasi-judicial regulatory body responsible for making decisions about utility-related applications.

Issued on August 28, 2024.
Alberta Utilities Commission



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Dane Lloyd, MP
780-823-2050
dane.lloyd@parl.gc.ca



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Fx# (780) 961-4133



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gibbons.ca



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780-349-5006



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Knowing your phone number and address can help if you get lost.



Listen to your adult in charge.



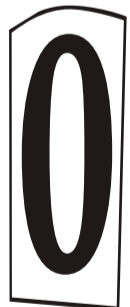
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780-942-4484



Motorists should obey speed limits. Especially in school zones.



Never keep secrets from your parents – especially if someone asks you to.



Obey all warnings signs. If it says "Stay Out" then you should.

Be Safe on your Way Back to School

P

Proper protection should be worn when riding a skateboard, scooter or bicycle.



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Alberta, TOA 3P0

Q

Quarrels that end up as physical fights have gone too far. Take some time out before that happens.

R

Responsible children help prevent accidents by putting their toys away.

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Dr. Dave Yuen &
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S

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Sturgeon
COUNTY

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Living Well
Counselling & Outreach
780-722-1479

T

Talking to strangers is not a safe practice.

U

Use your common sense... it keeps us safe in situations not covered by rules.

V

School's back. Be extra cautious and aware of children playing near roads and in parking lots.

W

Wearing your seat belt is the only way it can help keep you safe.

The Review

X

Exit calmly when you hear the fire alarm.

Y

Your body is your own personal property and nobody else's business.

Z

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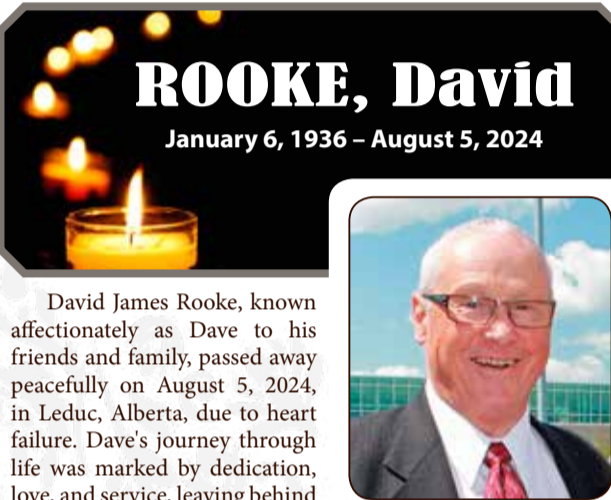
5016 - 47 Avenue, Bon Accord, AB
smemorial.ca

NOTICE TO CREDITORS AND CLAIMANTS

Estate of Alexander Stephen Lesack who died on July 13, 2024
If you have a claim against this Estate, you must file your claim by September 25, 2024.

with **Mikle Carter**
at **Putnam Law LLP**
Barristers & Solicitors
9702 - 100 Street
Morinville, Alberta, T8R 1G3

If you do not file by the date set out above, the Estate property can lawfully be distributed without regard to any claim you may have.



ROOKE, David

January 6, 1936 – August 5, 2024

David James Rooke, known affectionately as Dave to his friends and family, passed away peacefully on August 5, 2024, in Leduc, Alberta, due to heart failure. Dave's journey through life was marked by dedication, love, and service, leaving behind a legacy that will be cherished by all who knew him. Dave had a distinguished career with the Royal Canadian Mounted Police, Canada Post Corporate Security and 50 years of Community Volunteering.

Dave's greatest pride and accomplishment were his family, who he loved deeply and supported unconditionally. He was a devoted husband to his late wife, Helen, and a loving father to his children: Michael (Audrey), Steven (Kim), Michelle (Rodney), Melinda (deceased) and Thomas (Aurora). Dave's role as a grandfather and great-grandfather brought him immense joy, as he cherished every moment with his grandchildren: Denele (Brandon), Kelsey (Tim), Chancellor (Brooke), Braden, Jordan (Nicole), Tyler (Breanna), Christin (Riley), Nathan, and Ava; as well as his great-grandchildren: Eleanor, Theodore, Kingsley, Everlee, Kacey, and Madeline.

Those who knew Dave would describe him as loving, generous, and thoughtful. His actions spoke volumes of his character, as he always put the needs of others before his own. He was a man who found happiness in the achievements of his children and grandchildren along with the completion of his bucket list, nothing delighted him more than watching and playing with his great-grandchildren. Dave's presence was a source of comfort and strength to his family, and his guidance was a compass that helped steer them through life's challenges.

A Celebration of Life will be held at Connelly-McKinley St. Albert Funeral Home on September 7, 2024, at 2:00 p.m.

In lieu of flowers, donations can be made to the Sturgeon Community Hospital.

Cremation has taken place.
To send condolences, please visit www.connelly-mckinley.com.

Connelly-McKinley Funeral Home
St. Albert Chapel
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Mills Family

Continued from page 2

keep playing. From his beginnings at 16, Mills played competitively, initially at the youth level, as his children do now.

In his second year, Mills made the Nova Scotia team and continued to compete at that level until age 23, when he made the adult team several times. Mills entered the military at 25 and was kept busy until 2016-2017.

"It's just kind of life took over and got in the way," he said. "We got posted out here in 2018, and I picked them [the darts] up and shook off the rust, and here we are today."

Mills and his family are familiar faces on the Alberta darts circuit, whether it is Robbie's playing Friday Night Jitney at the Crown and Anchor Pub in Castle Downs, The Opus Jitney, or at Jasper Place Legion. The family also travels to the various Darts Alberta ranking tournaments and the occasional event in Saskatchewan or B.C.

"We're a travelling dart family," Robbie Mills said. "The darts atmosphere is amazing, welcoming to the kids. Darts Alberta has a great foundation in place where youth are allowed to



Robbie Mills shows his sponsored brand of darts from Phoenix Sports and Apparel in New Brunswick. Ontario-based Smurf Darts and L-style Global are also sponsors of Robbie Mills. - Stephen Dafeo Photo

play with adults. It just creates a good, fun atmosphere for everybody."

Budapest Bound

With their trip to Hungary a month and a half away, the family is looking forward to the trip and the competition.

Daughter Hailey said she is excited about the opportunity. "It's a little nerve-wracking, but just a cool opportunity. I'm excited," she said.

Son RJ is also ready for the opportunity. "I'm looking forward to taking it all in, seeing what it's like to just throw these little darts halfway across the world," he said. "It's definitely going to be a once-in-a-lifetime opportunity because it's hard to achieve these things. They're not given to

you. You have got to earn it, so we must take it [the experience] all in."

For Robbie Mills, there is an anticipation of having the feeling of his World Cup experience. "For myself, it'll be the feeling of Denmark all over again, that competition level," he said.

"This will be a different experience in that I've never been to Budapest. I've competed at the WDF World Cup before. Masters is a little different, so I'm looking forward to that change and challenge."

As the Mills family prepares for Budapest, they focus on the challenge ahead. Representing Canada on the world stage is a significant achievement, and they're ready to compete at their best, knowing the hard work it took to get there.

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Linda Mondor and Maggie Colebeck play Pickleball at the Morinville Seniors Rendez-Vous on Friday, August 10.- Stephen Dafeo Photo

CROSSWORD SOLUTIONS

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HOROSCOPE

ARIES

Mar 21/Apr 20



You may have a renewed sense of energy and motivation right now, Aries. Capitalize on that to tackle a laundry list of projects that have been sitting on the back burner.

TAURUS

Apr 21/May 21



Taurus, your sense of humor and quirky personality could get you a few extra chuckles from friends this week, but try not to take it too far. Factor in time for serious pursuits.

GEMINI

May 22/June 21



Gemini, when focusing on your health this week, remember that stress reduction is an important component of getting healthy. Aim for activities that focus on relaxation.

CANCER

June 22/July 22



Everyone's heads are seemingly in the clouds right now, Cancer. It may feel like you are the only person with your feet on the ground ready to get down to business.

LEO

July 23/Aug 23



Leo, people have been gravitating in your direction for some time seeking advice. You can open up conversations to other topics that are important to you with such a captive audience.

VIRGO

Aug 24/Sept 22



Strong emotions could be drummed up this week and may cause you to be distracted more so than usual. Try to get a break so you can make some time sort things out.

HOROSCOPE

LIBRA

Sept 23/Oct 23



Libra, being honest with yourself is important as you confront a notable challenge. Accept a self-assessment and devise a plan to make the most of this opportunity.

SCORPIO

Oct 24/Nov 22



You have to develop a strategy before making your next move, Scorpio. Whether it is a business proposal or something with a friend or family member, don't be too hasty.

SAGITTARIUS

Nov 23/Dec 21



Sagittarius, you may notice that people are very sensitive to what you are saying, so you may have to change your approach if you want your message to be well-received.

CAPRICORN

Dec 22/Jan 20



Something could be brewing but you can't identify what it is just yet, Capricorn. This could lead you to feeling restless and out of sorts. Give it some time and it will work out.

AQUARIUS

Jan 21/Feb 18



Others' words are meaningful to you right now, Aquarius. Consider these opinions and spend time figuring out how to incorporate this advice.

PISCES

Feb 19/Mar 20



Pisces, often it can be challenging to take the high road But that's just what you have to do right now. Others will recognize your willingness to set a good example.



STUNNING 10.72 ACRES NEAR WASKATENAU

A gardeners delight with mature trees, flower beds, gazebo and garden area. Older home was added onto in 1996 and completely remodelled to make a 1485 sq ft 2 bdrm, 2 bath house with covered veranda. Features a mixture of old country charm and modern conveniences. Some original doors and light fixtures, lots of kitchen cabinets with granite countertops, gas fireplace, both main floor and bsmt laundry facilities, large back entrance. Bsmt just needs flooring to complete the family room, bath (with corner jacuzzi tub) and den. 32'x28' double heated garage was built in 2021. Even has roughed in wiring for future electric car charger. 56'x20' metal clad cold storage shed and small barn. Completely fenced with new page wire fencing. **\$565,000. Call Heather to view.**



17 ACRES WITH HOME AND SHOP IN RIVIERE QUI BARRE

The house has a wraparound front deck that opens into a foyer boasting a spiral staircase. To the left is the living room with tall turret windows looking out at the front driveway and a wood burning fireplace. Off of the living room is the kitchen with a HUGE island and a built in wine rack opening onto the dining room - perfect for entertaining! Completing the first floor is an office space, a 2pc bath, and a mud room leading to the TRIPLE ATTACHED garage. Upstairs are three bedrooms with closets along with a 4pc bath. Down the hall is the primary bedroom with vaulted ceiling and a beautiful 5pc ensuite as well as a walk in closet. Basement has a large rec room and cold storage. Outside is a HEATED 40x60 SHOP with an attached 21x40 covered shed. If that's not enough there's 17 acres of grassland! ON CITY WATER AND SEWER, with IN FLOOR HEATING, next to Camilla School with easy access to Hwy 44 and Edmonton. Zoned commercial. **\$895,000. Call Glenn to view.**



ONLY \$149,900 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! **\$149,900. Call Glenn to view.**



ONE OF A KIND ON 10 ACRES IN THORHILD COUNTY

Stunning hillside WALK-OUT bungalow on pristine 10 Acres with a manicured lawn, fruit trees & vegetable garden. SOLAR PANELS makes this home cost efficient & has basement in-floor heating plus Air Conditioning The home has an open concept design with triple pane windows, a partially covered wrap-around deck plus a screened in porch evening enjoyment. Metal roofs on all buildings. Living room with corner fireplace, dining & kitchen all exposed to this bright & sunny area! Main floor primary bedroom w/3 pc ensuite, laundry & a 2 pc bathroom off the single attached heated garage. The basement is finished with a 2nd bedroom, full bathroom, family/games room with an efficient wood burning stove. The lower door leads to a covered area under the deck with plenty of room for wood storage. Dream garage -30x36 - with I/F heating, bedroom, 3 pc bath & kitchenette & wood stove, plus loads of cabinets. 36x20 barn/storage with loft. New asphalt driveway. **\$499,900. Call Heather to view.**



LARGE COMMERCIAL LOT WITH HOME IN THORHILD

This 1.06 acre lot right in the Hamlet of Thorhild offers many possibilities for use. The 807 sq ft 2 bedroom, 2 bath bungalow has been substantially remodelled since about 2019. Main floor features a large living room/kitchen and large back porch with main floor laundry as well as the bedrooms and bath. Bsmt has roughed in plumbing and is waiting for the new owners development ideas. Upgrades include h/w tank, furnace, windows, painted stucco, metal roof and all new bathroom, flooring, kitchen cabinets, paint and flooring. The huge lot has lots of natural bush at the back along the back alley and offers lots of privacy around the fire pit. There is plenty of room to build a shop. Zoned commercial but presently used as residential so there are many options for future uses. 2 vacant commercial lots on 1st street are included in this package. Home comes completely furnished so just bring your clothes and move in. **\$235,000. Call Heather to view.**



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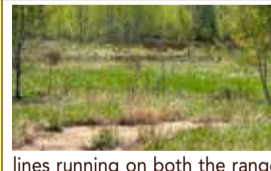
2.24 ACRES NORTHEAST OF REDWATER

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. **\$279,900. Call Janine to view.**



FULL QUARTER IN THORHILD

Nice mixture of grass land and mature trees. Nice building sites in the trees with power running along the road south of this property. There was a gravel pit that has been mostly reclaimed. Nice hard pad still there which would be great for a shop and parking area. Some black dirt still piled up and a bit of gravel piled there. Seller is willing to spread this however buyer would like. Good 5 strand barbed wire fence and a dugout in the northeast corner so would make great pasture land. Only 2 miles south of pavement and close to Half Moon Lake. Build your house and have land to raise a few animals. Or use it for hunting, quadding and snowmobiling. **\$399,900. Call Heather for mor info.**



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. **\$225,000 plus gst. Call Heather for more info.**



GLENN FISHER TEAM



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