NEW LISTING
KellyGrant.ca

MaxWell
POLARIS

KELLY GRANT
Where Real Estate Happens

For Sale
MaxWell
POLARIS
KELLY GRANT
Phone: 780.414.6100
Text: 780.717.9290
VIRTUAL TOUR VIDEO: KellyGrant.ca
Where Real Estate Happens

- Address: RR 12 TWP 562
- 12.4 Acre Waterfront Parcel
- South-Facing Views of Sandy Lake
- Zoned Country Residential Ranch (CRR)
- Sandy Beach / Lac Ste Anne County

* TO VIEW MY VIRTUAL TOUR VIDEO & 3-D MATTERPORT: KellyGrant.ca!

Incredible Development Opportunity:

- 12.4 Acre 'Cape Cod Shaped' Waterfront Parcel
- South Facing Views and Access to Sandy Lake
- Close to Villages and Amenities of Sandy Beach & Sunrise Beach

Additional Facts and Features:

- Current Access via All-Terrain Vehicle / Walking Trails (or Boat)
- Adjacent to RR 12 Road Allowance for Building Future Roadway
- Awaits Your Future Development & Service Utility Connections

Country Residential Ranch (CRR) Zoning as per Lac Ste Anne County:

- Permitted Uses:
  o Farming
  o Mobile / Modular Home
  o House plus Garage
  o Home-Based Businesses
  o Gardens and Garden Suite
  o Recreation Vehicles

- Also: Wide Myriad of Discretionary Uses (ask for details)

Convenient access to: Sandy Beach, Sandy Lake, Onoway, Sunrise Beach, Noyes Crossing, Calahoo, Riviere Qui Barre, Alexander 134 First Nation Reserve, Morinville, Cardiff, Villeneuve and Villeneuve Airport, Namao, Sturgeon County, St. Albert, and City of Edmonton / Anthony Henday Drive

MaxWell
POLARIS

Kelly Grant, M.Eng., ABR, NCSO, P.Eng.
Residential / Commercial REALTOR®

4107-99th Street NW
Edmonton, Alberta
Canada T6E 3N4

Phone: 780-414-6100
Text: 780-717-9290
Email: SOLD@KellyGrant.ca
Web: KellyGrant.ca

Where Real Estate Happens™

RR12 TWP 562 -- Eye Level Views

RR12 TWP 562 Surrounding Area Views

Entry to ATV & Walking Path from RR 12 & TWP 562

KellyGrant.ca

KellyGrant.ca

South-Facing View from RR 12 Road Allowance Towards Parcel Boundary in the Far Distance

RR 12 towards TWP 562

KellyGrant.ca

MaxWell
POLARIS

Sandy Beach / Sandy Lake / Sunrise Beach – Community Photos

Sandy Beach / Sandy Lake / Lac Ste Anne County Panoramic Views

Towards RR 12 & TWP 562

RR 12 TWP 562 (12.4 Acres)

RR 12 Road Allowance
(ATV & Walking Path)

401.6 m = 1317.6'

130.6 m = 428.5'

Lakeshore Drive

Village of Sandy Beach

NE-3-56-1-5 Aerial **Map**

KellyGrant.ca

Sandy Lake

**Commute Map from City of St. Albert
to Village of Sandy Beach**

Glenford

Sandy Beach

ALEXANDER 134

ALEXANDER 134

Sandy Lake

Rivière Qui Barre

Morinville

37 mins

Cardiff

Carbondale

Noyes Crossing

Onoway

Calahoo

Bilby

44 mins

Volmer

Namao

37 mins
Fastest

Villeneuve
Airport (ZVL)

Villeneuve

Campbell Park

St. Albert

City of Edmonton

Lois Hole
Centennial

KellyGrant.ca

©2026 **KellyGrant.ca** MaXWell POLARIS