



52061 RGE ROAD 215 85 Rural Strathcona County AB

\$469,900

Minutes away from Sherwood Park, offering the perfect blend of rural tranquility and easy access to urban amenities. Land: 8 acres of land, including 2 acres of fertile soil that recently yielded a red fife wheat harvest. Outbuildings: A 5-stall barn/shop that's heated and equipped with 220 wiring and a lift - perfect for any mechanic. Plus second barn 32x32 hayshed. Haskap Berry Bushes: 95 bushes provide a unique opportunity for a "you pick" berry operation. House: 1100 sq ft, 2-bedroom house with a cozy wood stove. The maintenance-free deck is perfect for enjoying the outdoors, and new shingles were installed in 2020. Potential: Ideal for a couple starting out or retirees. The property has room for expansion, such as adding a basement. Or build your dream home. This is perfect for someone who appreciates nature, has a passion for mechanics, farming/gardening or just want a peaceful place to call home. or wants to try their hand at a small-scale agricultural venture. Picture-perfect indeed!

Listing Presented By:



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