



Rural Strathcona County Alberta

\$1,100,000

58.86 acres just 8 mins to Sherwood Park on paved Wye Rd -- a rare amount of land this close to town. Flat, usable acreage w/ dugout, fenced, previously hayed/grazed. Endless possibilities: hobby farm, equestrian, storage, or hold for future use. 1975 bungalow, 2,443 sqft, 4 bdrms, 3.1 baths, oversized dbl attached garage. Brand new furnaces (x2), HWT & sump pumps (2026). Older outbuildings, including a barn, convey as-is, no value attributed. Subdivision history exists; buyers to independently verify current feasibility with the county. This is a land opportunity first -- bring your vision for the acreage, with a comfortable home already on site. (id:6769)

Living room 5.91 m X 3.84 m

Dining room 4.47 m X 3.54 m

Kitchen 5.99 m X 3.68 m

Family room 5.93 m X 3.8 m

Primary Bedroom 4.11 m X 5.73 m

Bedroom 2 4.74 m X 4.19 m

Bedroom 3 3.74 m X 3.39 m

Bedroom 4 4.03 m X 3.77 m

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty

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