



Rural Strathcona County Alberta

\$1,585,000

This versatile 40-acre property offers approximately 20 acres of open pasture or grazing land, along with more than 20 acres of groomed trails & treed areas that provide a private, park-like setting. Located just 5 minutes from Sherwood Park, it combines convenient access with privacy & ample space for a business, livestock operation or hobby farm. The 1450 sqft bungalow has been extensively renovated, including updated electrical, plumbing, heating systems, triple-pane windows, doors, & new cistern. The thoughtfully finished home features 2 bedrooms upstairs & 1 bedroom downstairs. A newer 2700 sqft shop, built approximately 4 years ago, is currently divided into 3 bays & can be adapted into one large open workspace. It includes its own cistern & septic system, separate gated access & an electric gate. Additional outbuildings include a character barn with loft & hay storage, a large equipment pole building & 2 detached double garages. A unique property offering privacy & flexibility. A rare find. (id:6769)

Family room 3.44 m X 7.93 m

Bedroom 3 3.6 m X 7.68 m

Laundry room 2.14 m X 1.76 m

Living room 5.27 m X 3.66 m

Dining room 3.31 m X 3.41 m

Kitchen 3.65 m X 3.34 m

Den 3.04 m X 3.65 m

Primary Bedroom 4.16 m X 3.66 m

Bedroom 2 2.98 m X 3.34 m

Listing Presented By:



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