



## Rural Strathcona County Alberta

\$325,000

Opportunity knocks just minutes from Sherwood Park! Situated on a serviced, treed 2.2 acres, this property offers incredible potential to the right buyer with easy access to Highway 14, commuting is convenient while still enjoying the space and privacy of country living. Whether you are looking for a renovation project, a place to build new, or a land investment, this parcel provided a solid foundation- literally and figuratively, to bring your vision to life. The property features an older 3 bedroom double wide mobile that requires some work and is being sold as is, where is. The home is set on a concrete foundation with a utility area below featuring a dirt floor that houses the newer furnace and hot water tank. The lot itself is set up with services in place (cistern and septic tanks), saving you time and upfront costs for future development. With mature treed surroundings and room to grow, this is a rare chance to secure an affordable acreage in a desirable location. Great potential! (id:6769)

Living room 3.96 m X 5.3 m

Dining room Measurements not available

Kitchen 4.87 m X 4.8 m

Primary Bedroom 3.96 m X 3.5 m

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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