



Rural Strathcona County Alberta

\$1,640,000

Unique opportunity, Only minutes from Sherwood Park and Edmonton, this 35 acre property offers an outstanding location, a transferable business plus more. Surrounded by a beautiful mix of mature spruce, pine and poplar, the land offers privacy, open space and plenty of possibilities. The existing bungalow is solid but in need of updates and TLC but provides 4 bedrooms, a spacious living area and open kitchen for those ready to roll up their sleeves and bring new life to the property. A large cinder block outbuilding, previously operated as a dog and cat kennel, offers additional space and opportunity. Looking to start fresh? A second potential building site on the west side of the property has access from Township Road 520, along with existing electricity, cistern and septic infrastructure from a previous mobile home. Located approximately 4 miles south of Sherwood Park with Highway 21 access and just 4 miles east of Edmonton and Anthony Henday Drive. Renovate, rebuild or reimagine. 35 acres! (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty

<http://www.aret.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.