



Rural Strathcona County Alberta

\$2,790,000

Rare 74.87-acre agricultural property in Strathcona County combining exceptional income potential with an unmatched rural lifestyle. Just 5 minutes to Sherwood Park and 7 minutes to Anthony Henday Drive. The main house features over 3,136 sq ft across two levels -- main floor with 1 bed, 5-pc ensuite and 2-pc bath plus 3 beds and 5-pc bath below, and an upper floor with second kitchen, 2 beds, flex room, 2 x 4-pc ensuites and 2-pc bath. A two-storey wrap-around deck overlooks the adjacent lake. Also included: a permitted 4-bed garden suite (1,148 sq ft), a 5-bed modular home with flex room (1,812 sq ft), and over 7,500 sq ft of commercial shop space. Wood burning fireplaces in the main house (both levels) and modular home. Enjoy direct access to a private lake, 74 acres of mixed open and treed land, and breathtaking views from every residence. Current rental income of approximately \$6,750/month. Direct Hwy 21 access. Visit the listing REALTOR(R)'s website for additional property information. (id:6769)

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Additional bedroom Measurements not available

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:
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