



Rural Strathcona County Alberta

\$2,250,000

PRICE REDUCED! Rare 74.87-acre agricultural property in Strathcona County combining exceptional income potential with an unmatched rural lifestyle. 5 minutes to Sherwood Park, 7 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. New roof (June 2026). A two-story 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. Direct access to a private lake, 74 acres of open and treed land, and breathtaking views from every residence. Already earning \$5,100/month, with untapped rental upside. Direct Hwy 21 access. Wood burning fireplaces in the main house (both levels) and modular home. Visit the listing REALTOR(R)'s website for more 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:
Royal LePage Prestige Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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