



## Rural Strathcona County Alberta

\$899,000

Located off pavement, the north side of this 158.77 acres borders the North Saskatchewan River offering over 3000 feet of beautiful river front views and access. Crop is currently in hay land. Annual revenue in 2023 was \$22,855 from oil leases, \$18,000 from farm house rent, and \$16,655 from hay land (1/3 crop share). The property also holds a 1240.85 sq/ft bungalow with 3 bedrooms, 4 piece bath room, finished basement, new hot water tank, upgraded siding and more. A 26 x 21 detached garage, barn, and other out buildings conclude the serviced mature yard site. (id:6769)

Family room 4.39 m X 3.35 m

Bedroom 3 6.04 m X 4.08 m

Laundry room 5.4 m X 3.89 m

Storage 2.62 m X 2.39 m

Living room 6.1 m X 3.95 m

Dining room 4.92 m X 2.71 m

Kitchen 4.29 m X 3.25 m

Primary Bedroom 3.88 m X 3.65 m

Bedroom 2 3.71 m X 3.08 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.darcypowlik.com/>



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