



Rural Strathcona County Alberta

\$354,900

PRICED STRICTLY FOR LAND VALUE, OPERATIONAL SERVICES & SOLID SHOP! Exceptional opportunity to secure a serviced acreage in a highly desirable Strathcona County location, just minutes from the city. Value lies entirely in the land, working utilities on site, and the high-value, well-built workshop. Neither the existing house nor the mobile home on site carry any value—the house requires major restoration/removal, and the mobile home is unpermitted with unknown ownership history. The entire property, including all structures and chattels, is being offered strictly on a What You See Is What You Get / As-Is, Where-Is basis with no warranties or representations made by the Estate. Ideal project for builders, investors, or buyers looking to construct a custom dream home with services and a great shop already in place. Buyer to perform their own due diligence regarding municipal permits, land use, and structure removal with Strathcona County. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<https://www.yegperformancerealestate.com/>



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