



## Rural Strathcona County Alberta

\$849,975

INCREDIBLE OPPORTUNITY! Beautiful, partially treed and rolling pasture land 23 minutes southeast of Sherwood Park, offered for sale for the first time outside of the family in many decades!! HWY 14 was expropriated out of this 161 acre quarter, leaving 145.78 on just 1 title. Approximately 13 acres is on the north side of the highway with an approach address of 20255 HWY 14. Approximately 132 acres is on the south side and is super private! An approach off the highway is 20256 HWY 14 & one on the west side is 51129 Range Road 203. Strathcona County MIGHT permit the subdivision of the north piece out AND MIGHT allow splitting the south part into 2, so in effect creating 3 potential parcels and titles. (id:6769)

Listing Presented By:



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MaxWell Devonshire Realty

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