



Rural Strathcona County Alberta

\$1,640,000

Unique opportunity, Only minutes from Sherwood Park and Edmonton, this 35 acre property offers an outstanding location, a transferable business plus more. Surrounded by a beautiful mix of mature spruce, pine and poplar, the land offers privacy, open space and plenty of possibilities. The existing bungalow is solid but in need of updates and TLC but provides 4 bedrooms, a spacious living area and open kitchen for those ready to roll up their sleeves and bring new life to the property. A large cinder block outbuilding, previously operated as a dog and cat kennel, offers additional space and opportunity. Looking to start fresh? A second potential building site on the west side of the property has access from Township Road 520, along with existing electricity, cistern and septic infrastructure from a previous mobile home. Located approximately 4 miles south of Sherwood Park with Highway 21 access and just 4 miles east of Edmonton and Anthony Henday Drive. Renovate, rebuild or reimagine. 35 acres! (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



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