

Rural Strathcona County Alberta

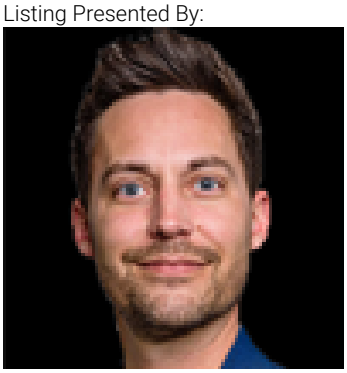
$6,000,000

73.14 ACRES | CAMPGROUND + RESIDENTIAL + COMMERCIAL LAND RARE MULTI-USE INCOME PROPERTY just 10 MIN FROM SE EDMONTON and 15 MINUTES FROM SHERWOOD PARK. 9.88 ACRES AG ZONED + 63.25 ACRES C6 RECREATION COMMERCIAL, offering exceptional flexibility for INVESTORS, DEVELOPERS, CAMPGROUND OPERATORS, AGRI-BUSINESS OWNERS, OR MULTI-GENERATIONAL FAMILIES. Features 4 HOUSES (2 UPDATED), an XL HEATED SHOP (220V) with mezzanine, a HEATED BARN with kitchenette, coin showers, flushing toilets & laundry, plus 2 LARGE COVERED STORAGE BUILDINGS. CAMPGROUND with 40 SERVICED SITES, 15 & 30 AMP power, FRESH WATER FILL STATION, DUMP STATION, and event capacity for UP TO 400 GUESTS. Enjoy MULTIPLE REVENUE STREAMS, HIGHWAY FRONTAGE, TREED & USABLE LAND, and strong potential for future expansion. Adjacent 73.14 ACRES ALSO AVAILABLE (MLS(R) E4515805) for those seeking a larger land holding. A RARE OPPORTUNITY TO OWN AN ESTABLISHED INCOME-PRODUCING PROPERTY WITH COMMERCIAL, RECREATIONAL, AND RESIDENTIAL USES IN HIGH-GROWTH AREA (id:6769)

Bedroom 4 unknown
Living room 16'11 x 18;'1
Dining room 12'7 x 9'8
Kitchen 14'9 x 16'2

Primary Bedroom 14'5 x 13'8
Bedroom 2 10'11 x 11'10
Bedroom 3 14'6 x 9'11
Bonus Room 23'8 x 37'6

Listing Presented By:



Originally Listed by:
MaxWell Progressive

https://silkavenue.ca/

REMAX Excellence

201, 5607-199 Street, Edmonton, Alberta,

Phone: 780-984-9399
Fax:
steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.