

# \$420,000 - Twp 540 Range Road 212, Rural Strathcona County

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MLS® #E4427207

**\$420,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 18.29 Acres

None, Rural Strathcona County, AB

Prime 18-Acre Parcel Near Sherwood Park & Fort Saskatchewan! Discover the convenience of rural privacy and urban convenience with this fully fenced property, ideally located just minutes from both Sherwood Park and Fort Saskatchewan. With power and natural gas already brought onto the property, much of the prep work is already complete making this an excellent opportunity to build your dream home. A gravel driveway leads directly to the building site, where a concrete foundation is already in place. With an engineering report, you can confirm if the property is ready to build on or, if you prefer to start fresh, the sellers are open to removing the existing foundation. Enjoy open, usable acres for recreation, farming, or future development you choose how to make it your own!



## Essential Information

MLS® #	E4427207
Price	\$420,000
Bathrooms	0.00
Acres	18.29
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

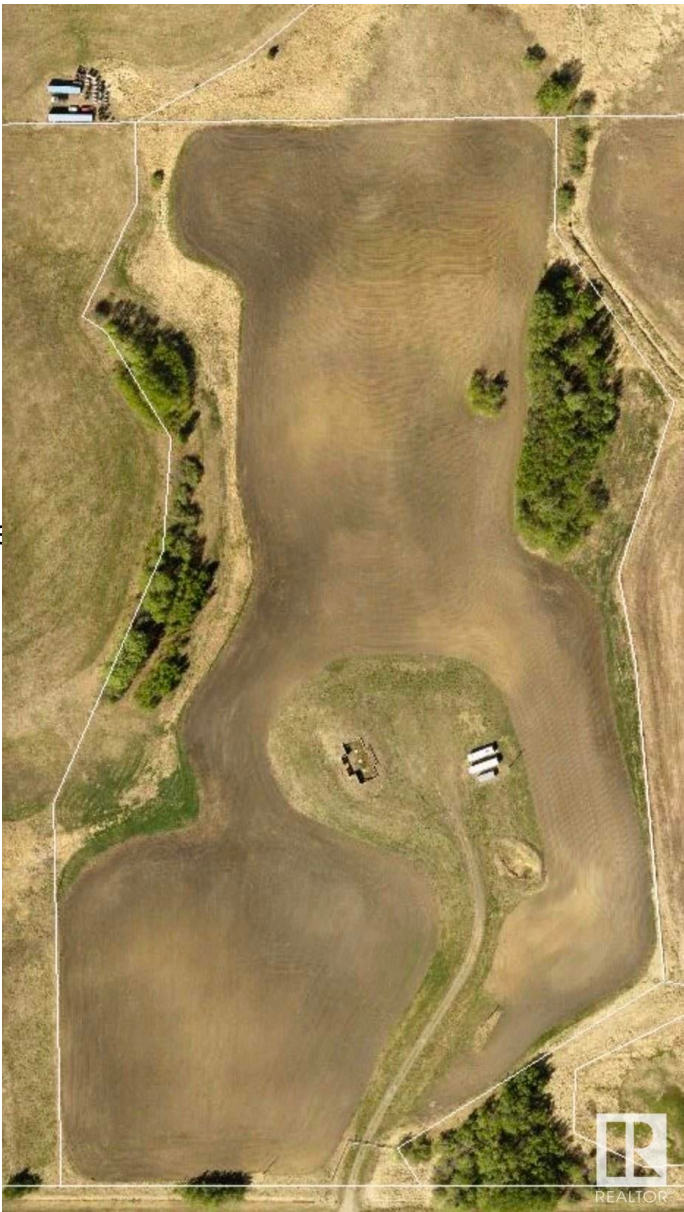
Address	Twp 540 Range Road 212
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2C2

Exterior

Exterior Features    Fenced, Recreation Use, See

Additional Information

Date Listed	March 24th, 2025
Days on Market	103
Zoning	Zone 60



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Listing information last updated on July 5th, 2025 at 5:17am MDT