# \$1,795,000 - Twp 534 Rr232, Rural Strathcona County

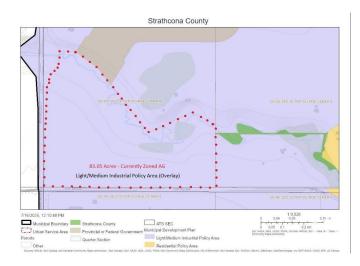
MLS® #E4444599

### \$1,795,000

0 Bedroom, 0.00 Bathroom, Rural on 83.05 Acres

None, Rural Strathcona County, AB

83.05 acres nestled in the heart of Strathcona County's Light/Medium Industrial Policy Area. There is huge potential with this revenue generating property. Annual pipeline revenues from the Heartland Pipeline corridor that runs along the NW edge of the property generate over \$15,000 annually. Currently zoned Agricultural General (AG), there is potential for rezoning to Direct Control, Light or Medium Industrial for many permitted and discretionary uses. Located north of Aecon Infrastructure and at the corner of TWP 534 and Sherwood Drive, this is a prime location!







# **Essential Information**

MLS® # E4444599 Price \$1,795,000

Bathrooms 0.00
Acres 83.05
Type Rural

Sub-Type Vacant Lot/Land

Status Active

# **Community Information**

Address Twp 534 Rr232

Area Rural Strathcona County

Subdivision None

City Rural Strathcona County

County ALBERTA

Province AB

Postal Code T8Z 4V4

#### **Exterior**

Exterior Features Golf Nearby, River Valley View, Subdividable Lot, Treed Lot

#### **Additional Information**

Date Listed June 25th, 2025

Days on Market 127

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 7:32pm MDT