

# \$1,568,000 - Twp 551 Rr 234, Rural Sturgeon County

MLS® #E4457863

**\$1,568,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 160.00 Acres

None, Rural Sturgeon County, AB

This is likely the cheapest quarter section of land you will find within 2 kms. of the Edmonton city limits with an asking price of less than \$10,000 per acre. 158.60 acres of Sturgeon County farmland located just north of the Edmonton city limits and Hwy 37 and just 15 minutes west of Fort Saskatchewan. Easy access to Edmonton, St. Albert and Fort Saskatchewan. Possibilities include rezoning to Country residential or industrial subject to County approval or continue to hold as farmland. Seller will consider vendor take back financing for a well qualified buyer. This will undoubtedly be the lowest price farmland per acre you will find this close to Edmonton!! Quarter section adjacent to the south (NW4-55-23-W4) may also be available from the same seller.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4457863        |
| Price     | \$1,568,000     |
| Bathrooms | 0.00            |
| Acres     | 160.00          |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Twp 551 Rr 234        |
| Area        | Rural Sturgeon County |
| Subdivision | None                  |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8T 2A7               |

### Exterior

Exterior Features   Fenced, Rail Services Nearby

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 45                   |
| Zoning         | Zone 60              |

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Listing information last updated on October 30th, 2025 at 3:17pm MDT