

Courtesy Of Michael J Golka Of RE/MAX River City

\$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 22
Zoning Zone 60

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Listing information last updated on July 16th, 2025 at 10:47pm MDT