

\$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!



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	74
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 September 7th, 2025 at 11:02am MDT