



**Rural Strathcona County**    **M 4   R 20   T 54   S 18   Q NE LP:**    **\$374,900**  
 RR 205 & Twp Rd 542    T8L 3Z2    SP:    **M**

**Listing ID #** E4324989    **ACTIVE**  
**Building Type** Vacant Lot/Land    **Agricultural**  
**Style**    **Sold Date**  
**Year Built**    **Beds Above/Total** 0 /  
**Total Acreage** 79.620    **Baths Half/Full** 0 / 0  
**Community** None    **Total Baths**  
**Nearest Town** Josephburg    **Tot Floor AG SqM**  
**Dist to Town**    **Tot Floor AG SF**

This 79.62 acres is approximately 1/2 cultivated land and 1/2 pasture land with a nice established vacant yard site with treed surround on the north and large pond. There is power on this property. The adjoining 79.38 acres to the north is also available (MLS #E4324990). Surface lease agreement currently in effect pays \$3,800/year.

**Directions**

Living Room	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	Bedroom 4	1				Main		
Kitchen		2				Upper		
Family Room		3				Above Grd		
Den		4				Lower		
Bonus Room		5				Below Grd		
Primary Bedrm		6				Tot Flr AG		
Bedroom 2		7				# Finished		

**Heat Source**    **HS Desc** None    **Construction**  
**Heat Type**    **Basement/Dev** /  
**Foundation**    **Separate Ent**  
**Roof Type**    **Lot Shape**    **Front Exp**  
**Exterior**    **Front x Depth** (m) x (m)  
**Flooring**    **Zoning**  
**Features**    **Tax Amount** \$86.48 / 2022  
                   **Fireplace**    **Fuel**  
                   **FP Type**

**Acres Freehld**    **Acres Leasehld**  
**Major Use**  
**Goods Incl**    **Env Assessmt**    **Type**

**Reg Wtr Rights**    **Acres Water Rights**  
**Water Desc** None    **Phone Desc** None  
**Water Supply** None

**Goods Excl**    **Sewer/Septic** None

**Site Features** See Remarks    **Power Service** Paid For  
**Out Building**

**Parking**    **Road Access** Dirt

**Park Encl/Tot** /    **Garage Dim**

<b>Conform/Yr</b> /	<b>2nd Suite</b>	<b>Permit By Seller</b>
<b>Condo Name</b>	<b>Garden Suite</b>	<b>Garage Suite</b>
<b>Condo Fee</b> /	<b>HOA Fee</b>	<b>HOA Fee/Sched</b> /
<b>Fee Includes</b>	<b>HOA Fee Incls</b>	