

## **Rural Strathcona County** RR 223 & Twp Rd 531

48.920

T8E 2M4

R 22 T 53 S 10 Q NW LP:

\$1,500,000

SP:

/ 0

**ACTIVE** 

Listing ID # E4450869 **Building Type** 

Style

**Year Built** 

**Total Acreage** 

Vacant Lot/Land

**Agricultural** 

Sold Date **Beds Above/Total** 0

**Baths Half/Full Total Baths Tot Floor AG SqM** 

Community None **Nearest Town** Ardrossan **Tot Floor AG SF Dist to Town** 

Opportunity Knocks! This 49-acre parcel is presently zoned Rural Residential/Agriculture (RA) and is identified in Strathcona County's Municipal Development Plan (MDP) as part of the future Local Employment Area. A municipal sewer line runs directly in front of the property, offering a valuable utility connection. The Local Employment Area designation supports light and medium industrial development, opening the door for a wide range of future possibilities. Whether you're looking to develop now under the current RA zoning, or hold and capitalize on the long-term industrial potential, this is a rare opportunity in a growing region. Take your pick - develop today and let the future pay dividends.

## Directions

| Living Room                | Bedroom 3 |                  | Bath# #pcs        | Lvl Ens      | <u>Level</u> <u>SqM</u> <u>SF</u> |
|----------------------------|-----------|------------------|-------------------|--------------|-----------------------------------|
| 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 Fir AG                        |
| Bedroom 2                  |           |                  | 7                 |              | # Finished                        |
| Heat Source                | HS [      | <b>Desc</b> None | Construction      |              |                                   |
| Heat Type                  |           |                  | Basement/Dev      | 1            | /                                 |
| Foundation                 |           |                  | Separate Ent      |              |                                   |
| Roof Type                  |           |                  | Lot Shape         |              | Front Exp                         |
| Exterior                   |           |                  | Front x Depth     |              | (m) x (m)                         |
| Flooring                   |           |                  | Zoning            |              |                                   |
| Features                   |           |                  | Tax Amount        | \$87.30      | / 2024                            |
|                            |           |                  | Fireplace         | Fuel         |                                   |
|                            |           |                  | FP Type           |              |                                   |
|                            |           |                  | Acres Freehld     |              | Acres Leasehld                    |
|                            |           |                  | Major Use         |              |                                   |
| Goods Incl                 |           |                  | Env Assessmt      | Тур          | <b>De</b>                         |
|                            |           |                  | Reg Wtr Right     | s Acı        | es Water Rights                   |
|                            |           |                  | <b>Water Desc</b> | None         | Phone Desc None                   |
|                            |           |                  | Water Supply      | None         |                                   |
| Goods Excl                 |           |                  | Sewer/Septic      | None         |                                   |
| Site Features See Remarks  |           |                  | Power Service     | None         |                                   |
| Site i catales see Remains |           |                  | Out Building      |              |                                   |
|                            |           |                  |                   |              |                                   |
| Parking                    |           |                  | Road Access       | Paved        |                                   |
|                            |           |                  | Park Encl/Tot     | 1            | Garage Dim                        |
| Conform/Yr                 |           | / 2nd Su         | iite              | Permit By    | / Seller                          |
| Condo Name                 |           | Garder           | າ Suite           | Garage Suite |                                   |

**Condo Fee** 

**Fee Includes** 

**HOA Fee** 

**HOA Fee Incls** 

**HOA Fee/Sched**