Rural Strathcona County M 4 R 21 T 53 S 30 Q NE **LP: $385,000**

53474 RR 215 T8E 2B7 SP:

ACTIVE

Listing ID #	E4474336		
Building Type	Vacant Lot/Land	**Agricultural**	
Style		**Sold Date**	
Year Built		**Beds Above/Total**	0 /
Total Acreage	7.000	**Baths Half/Full**	0 / 0
Community	None	**Total Baths**	
Nearest Town	Sherwood Park	**Tot Floor AG SqM**	
Dist to Town		**Tot Floor AG SF**	

7 Acres of Prime Land in Strathcona County. Discover the perfect opportunity to build your dream home on this ideally located 7-acre parcel on Range Road 215 in sought-after Strathcona County. This beautiful property offers a desirable mix of open space and mature treed areas, providing both privacy and flexibility for a variety of building options. Enjoy convenient entry and excellent site layout potential. Several outstanding building sites are available, allowing you to choose the perfect setting for your future home. Presently there are both natural gas and power located on the property - an exceptional advantage that helps streamline your development plans. Zoned AG (Agricultural), this parcel offers versatility and long-term value.

Directions

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

Heat Source **HS Desc** Paid For
Heat Type
Foundation
Roof Type
Exterior
Flooring
Features

Goods Incl

Goods Excl

Site Features See Remarks

Parking

Construction
Basement/Dev /
Separate Ent
Lot Shape **Front Exp**
Front x Depth (m) x (m)
Zoning
Tax Amount $1,852.32 / 2025
Fireplace **Fuel**
FP Type

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

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

Sewer/Septic None

Power Service Paid For
Out Building

Road Access Paved

Park Encl/Tot / **Garage Dim**

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