



Rural Strathcona County
RR 205A & Twp Rd 542

M 4 R 20 T 54 S 7 Q
T8L 3Z1

LP: \$444,900
SP:

ACTIVE

Listing ID # E4505857
Building Type Vacant Lot/Land
Style
Year Built
Total Acreage 39.290
Community None
Nearest Town Ardrossan
Dist to Town

Agricultural
Sold Date
Beds Above/Total 0 /
Baths Half/Full 0 / 0
Total Baths
Tot Floor AG SqM
Tot Floor AG SF

Rare opportunity to own 40 acres of gently rolling land offering mature tree stands, multiple potential building sites, great cropland, and wonderful views. The northwest 40 acres of the same quarter is also available (MLS #E4505858), providing an excellent opportunity for extended family or multiple buyers to live nearby while maintaining separate properties and privacy.

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	\$44.53	/	2025		
			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	Rolling Land, Treed Lot, See Remarks		Power Service	None				
			Out Building					
Parking			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 Incl					