



Rural Strathcona County

M 4 R 21 T 53 S 23 Q NW LP:

\$479,900

RR 212 & Twp Rd 534

T8E 2C8

SP:

ACTIVE

Listing ID # E4499554

Building Type Vacant Lot/Land

Style

Year Built

Total Acreage 39.780

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

Located 10 minutes from town and minutes to Ardrossan schools, this 39.78 acre parcel offers a wonderful build site and a great place to build your new country home. Post and rail fencing is installed along frontage of lots.

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

Heat Type

Foundation

Roof Type

Exterior

Flooring

Features

HS Desc None

Construction

Basement/Dev /

Separate Ent

Lot Shape

Front x Depth (m) x (m)

Zoning RA

Tax Amount \$2,622.89 / 2025

Fireplace Fuel

FP Type

Goods Incl

Acres Freehld

Acres Leasehld

Major Use

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 Environmental Reserve, Private Setting

Power Service None

Out Building

Parking

Road Access Paved

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	