



Rural Strathcona County **M 4 R 21 T 51 S 32 Q NW LP:** **\$595,000**
 RR 215 & Twp Rd 520 T8G 1B9 SP: **M**

Listing ID # E4476062 **ACTIVE**
Building Type Vacant Lot/Land **Agricultural**
Style **Sold Date**
Year Built **Beds Above/Total** 0 /
Total Acreage 64.200 **Baths Half/Full** 0 / 0
Community None **Total Baths**
Nearest Town Sherwood Park **Tot Floor AG SqM**
Dist to Town **Tot Floor AG SF**

It is rare to find a property of this size and character - a true gem in the heart of Strathcona County. Offering exceptional privacy and beauty, this 64-acre parcel blends open hayfield and the natural landscape surrounding South Cooking Lake. Enjoy picturesque views and breathtaking sunsets each evening. Ideally located on a quiet, well-paved road, this peaceful retreat is just minutes from Sherwood Park and Edmonton, offering the perfect balance of rural charm and urban convenience. The land is fenced on the north, west, and east sides and is ideal for your dream home, hobby farm, or simply for recreational enjoyment. Owned by the same family for generations, this land has been cared for with pride and purpose. Properties like this - rich in size, beauty, and legacy - truly come along once in a lifetime.

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** \$10.00 / 2025
 Fireplace **Fuel**
 FP Type

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

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

Site Features Lake View, Private Setting, Partially Fenced **Sewer/Septic** None

Parking **Power Service** None
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	