



Rural Strathcona County **M 4 R 22 T 53 S 10 Q NW LP:** **\$1,500,000**
 RR 223 & Twp Rd 531 T8E 2M4 SP: **M**

Listing ID # E4476064 **ACTIVE**
Building Type Vacant Lot/Land **Agricultural**
Style **Sold Date**
Year Built **Beds Above/Total** 0 /
Total Acreage 48.920 **Baths Half/Full** 0 / 0
Community None **Total Baths**
Nearest Town Ardrossan **Tot Floor AG SqM**
Dist to Town **Tot Floor AG SF**

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 | 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** \$87.30 / 2024
 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 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 Incls | |