

Courtesy Of Erin Mulkey Of Sable Realty

# \$420,000 - Twp 540 Range Road 212, Rural Strathcona County

MLS® #E4427207

**\$420,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 18.29 Acres

None, Rural Strathcona County, AB

Prime 18-Acre Parcel Near Sherwood Park & Fort Saskatchewan! Discover the convenience of rural privacy and urban convenience with this fully fenced property, ideally located just minutes from both Sherwood Park and Fort Saskatchewan. With power and natural gas already brought onto the property, much of the prep work is already complete making this an excellent opportunity to build your dream home. A gravel driveway leads directly to the building site, where a concrete foundation is already in place. With an engineering report, you can confirm if the property is ready to build on or, if you prefer to start fresh, the sellers are open to removing the existing foundation. Enjoy open, usable acres for recreation, farming, or future development you choose how to make it your own!



## Essential Information

MLS® #	E4427207
Price	\$420,000
Bathrooms	0.00
Acres	18.29
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address Twp 540 Range Road 212  
Area Rural Strathcona County  
Subdivision None  
City Rural Strathcona County  
County ALBERTA  
Province AB  
Postal Code T8G 2C2

## Exterior

Exterior Features Fenced, Recreation Use, Sec

## Additional Information

Date Listed March 24th, 2025  
Days on Market 10  
Zoning Zone 60



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Listing information last updated on April 3rd, 2025 at 9:17pm MDT