

\$1,795,000 - Twp 534 Rr232, Rural Strathcona County

MLS® #E4444599

\$1,795,000

0 Bedroom, 0.00 Bathroom,
Rural on 83.05 Acres

None, Rural Strathcona County, AB

83.05 acres nestled on the north edge of Strathcona County's Turbo Industrial Estates. There is huge potential with the revenue generating property. Annual pipeline revenues from the Heartland Pipeline corridor that runs along the NW edge of the property generate over \$15,000 annually. Currently zoned Agricultural General (AG), there is potential for rezoning to Direct Control or Light Industrial or many several discretionary uses, including RV Storage! The Oldman Creek runs through the property and the green space in the property provides for a potential residential sub-division that would include the greenspace and creek area. The balance of approximately 43 acres, could be utilized or rezoned for many applications in this unique, prime location!



Essential Information

MLS® #	E4444599
Price	\$1,795,000
Bathrooms	0.00
Acres	83.05
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Twp 534 Rr232
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Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8Z 4V4

Exterior

Exterior Features Golf Nearby, River Valley View, Subdividable Lot, Treed Lot

Additional Information

Date Listed	June 25th, 2025
Days on Market	5
Zoning	Zone 60

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Listing information last updated on June 30th, 2025 at 9:17am MDT