

Courtesy Of Bob Maskell Of Royal Lepage Arteam Realty

# \$2,900,000 - Southeast Twp 560 Rr 252, Rural Sturgeon County

MLS® #E4223208

**\$2,900,000**

0 Bedroom, 0.00 Bathroom,

Rural on 148.71 Acres

None, Rural Sturgeon County, AB

Amazing Opportunity!! 148.711 acres of current farmed land with future redevelopment possibility. #1 soil, excellent for canola and barley crops. Superior long term hold. This property is adjacent to the town of Morinville on the East side, Secondary Hwy 642 and Range Road 252. Sellers will lease back and stagger purchase price. manawin ditch tax 42.03 for 2024



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4223208        |
| Price     | \$2,900,000     |
| Bathrooms | 0.00            |
| Acres     | 148.71          |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | Southeast Twp 560 Rr 252 |
| Area        | Rural Sturgeon County    |
| Subdivision | None                     |
| City        | Rural Sturgeon County    |
| County      | ALBERTA                  |
| Province    | AB                       |

Postal Code            T8R 1S1

## **Exterior**

Exterior Features    Golf Nearby, Not Fenced, Schools

## **Additional Information**

Date Listed            December 16th, 2020

Days on Market       1691

Zoning                 Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 9:02am MDT