

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

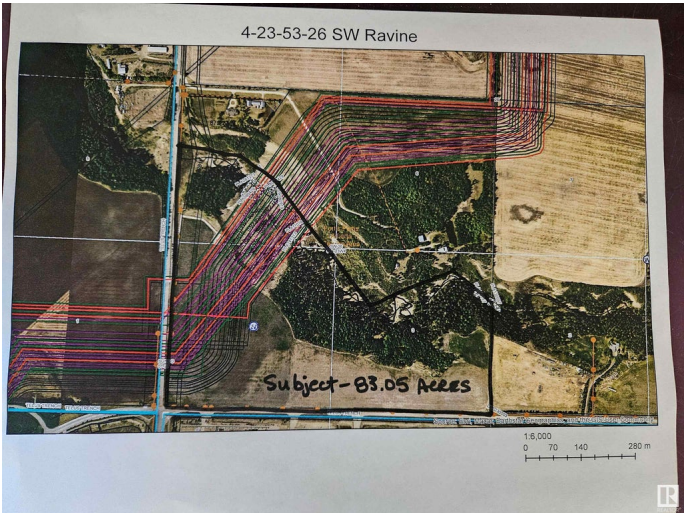
MLS® #E4444599

**\$1,795,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 83.05 Acres

None, Rural Strathcona County, AB

83.05 acres nestled in the heart of Strathcona County's Light/Medium Industrial Policy Area. There is huge potential with this 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, Light or Medium Industrial for many permitted and discretionary uses. Located north of Aecon Infrastructure and at the corner of TWP 534 and Sherwood Drive, this is a 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
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	63
Zoning	Zone 60

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Listing information last updated on August 27th, 2025 at 12:17am MDT