

\$749,900 - 54228 Rr 245, Rural Sturgeon County

MLS® #E4436847

\$749,900

0 Bedroom, 0.00 Bathroom,
Rural on 15.17 Acres

None, Rural Sturgeon County, AB

Land For Sale with ENDLESS POSSIBILITIES on this 15 ACRE parcel right on the EDGE OF EDMONTON. Paved roads make for EASY ACCESS to Anthony Henday and All Amenities. ZONED AGRICULTURAL AND OUT OF SUBDIVISION. Allowable uses include building a Home, plus SECOND RESIDENCE, SHOP, RUN YOUR BUSINESS, Barn, Animals, and various types of Farming etc. Power and Gas at edge of Property. No time line restrictions, you can develop when you are ready. Most of land is in a Hay and Alfalfa mix with a large garden plot that has been worked over the years. Lease on cell phone tower generates over \$15k/yr. Donâ€™t miss out on this RARE OPPORTUNITY!

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4436847 |
| Price | \$749,900 |
| Bathrooms | 0.00 |
| Acres | 15.17 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

Address 54228 Rr 245



| | |
|-------------|-----------------------|
| Area | Rural Sturgeon County |
| Subdivision | None |
| City | Rural Sturgeon County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8T 0A6 |

Exterior

Exterior Features Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Private Setting, Stream/Pond

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 70 |

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Listing information last updated on May 20th, 2025 at 11:47pm MDT