

# **\$997,000 - 20247 Twp Road 512, Rural Strathcona County**

MLS® #E4440880

**\$997,000**

4 Bedroom, 3.00 Bathroom, 1,393 sqft

Rural on 79.49 Acres

None, Rural Strathcona County, AB

Set on 80 acres of rolling, scenic countryside, this fenced & cross fenced property offers more than just a beautiful place to call home, it's a versatile opportunity for agricultural or business use. Alongside the well-kept, walkout bungalow, you'll find over 27,000 sqft of fully heated and powered former poultry barns, ready to be repurposed. Whether you're looking for secure storage, space for cattle or livestock, specialty farming, or a home-based business, the infrastructure is already in place.

Easy access to Sherwood Park or Tofield. The 1993 built WALKOUT BUNGALOW home features AC, 4 bedrooms, 3 baths & Heated Double attached garage. Charming front verandah invites you in to find a bright & spacious layout. The kitchen offers plenty of cabinets & S/S appliances. King sized primary suite with dual closets & 4pc ensuite. 2nd bedroom, den & 4pc bath complement the functional layout. Moving down to the WALKOUT basement you will LOVE the extra space, with rec room, 2 bdrms, 3pc bath & ample storage!

Built in 1993

## **Essential Information**

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Price	\$997,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,393
Acres	79.49
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	20247 Twp Road 512
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 1E8

### Amenities

Features	Air Conditioner, Walkout Basement, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Rolling Land, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
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Days on Market 41

Zoning Zone 80

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