

# \$369,000 - #217 21252 Twp Road 540, Rural Strathcona County

MLS® #E4449083

**\$369,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 3.56 Acres

Gunnmanor Estates, Rural Strathcona County,  
Alberta

Nice rolling property would be ideal for building a walkout with a view of your own spring fed pond! Located fairly close to sherwood park and Ardrossan, your development property or recreational base awaits! Featuring a drilled well, spring fed pond, natural gas service in place, and transformer on the pole, this property is an excellent opportunity with some work already done. Various topography includes a hillside location to a flat treed area.. a few older outbuildings and storage seacans are included as well.The Front/south side along the roadside is treed with large mature spruce and there is already an approach put in. Best of all, there is no neighbors to the east but a 24 acre county reserve piece of land, to the north a farmers field.Property as is where is. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | E4449083    |
| Price     | \$369,000   |
| Bathrooms | 0.00        |
| Acres     | 3.56        |
| Type      | Vacant Land |

## Community Information

|         |                         |
|---------|-------------------------|
| Address | #217 21252 Twp Road 540 |
|---------|-------------------------|

|             |                         |
|-------------|-------------------------|
| Subdivision | Gunnmanor Estates       |
| City        | Rural Strathcona County |
| Province    | Alberta                 |
| Postal Code | T8G2A1                  |

### Amenities

Features Hillside, Private setting, Sloping, Rolling, Park/reserve

### Listing Details

Listing Office Royal LePage Noralta Real Estate



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