

\$699,975 - Twp. Road 544 & Range Road 204, Rural Strathcona County

MLS® #E4462106

\$699,975

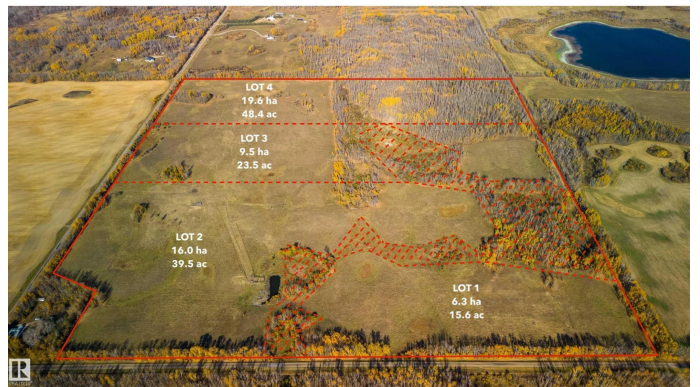
0 Bedroom, 0.00 Bathroom,
Vacant Land on 160.96 Acres

None, Rural Strathcona County, Alberta

ABSOLUTELY BEAUTIFUL LAND - 800 m west of Elk Island National Park West Entrance! Paved roads on south & west sides!

Wonderful Building Sites, Great Pasture w/ big dugout, fully fenced. Old water well on SE side can likely be reworked as it was also previously used for livestock. Services at property lines. Strathcona County rezoned this land as Direct Control & has approved a Conceptual Scheme that would allow for up to 5 parcels to be created, aside from the reqd. municipal & environmental reserve land totaling 31 acres they'd keep. That leaves 130 acres to be split over UP TO 5 parcels. County drafted a nice plan that proposes 4 parcels - 15.6 ac., 39.5 ac., 23.5 ac. & 48.4 ac.

Need a pasture quarter that you can hold, with long term upside? Want a large parcel to build on / develop a farm? Want to keep your choice of a beautiful parcel & subdivide & sell 1,2,3, or 4 others to offset costs? Want to undertake a subdivision development project for a large ROI? Lots of OPTIONS & OPPORTUNITY!! (id:6289)



Essential Information

Listing #	E4462106
Price	\$699,975
Bathrooms	0.00
Acres	160.96

Type Vacant Land

Community Information

Address Twp. Road 544 & Range Road 204
Subdivision None
City Rural Strathcona County
Province Alberta
Postal Code T8L3Z3

Amenities

Amenities Park
Features Private setting, Corner Site, See remarks, Subdividable lot

Listing Details

Listing Office MaxWell Devonshire Realty



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