# \$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. Don'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 32

Zoning Zone 70

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Listing information last updated on June 17th, 2025 at 5:32am MDT