

# \$1,775,000 - 544 Twp Rr 245, Rural Sturgeon County

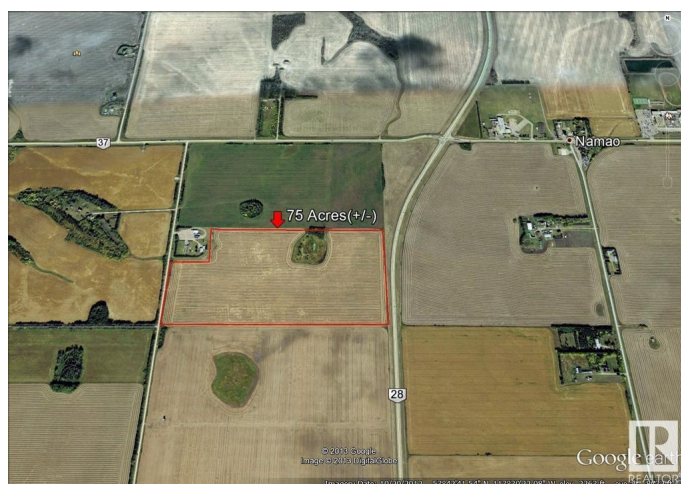
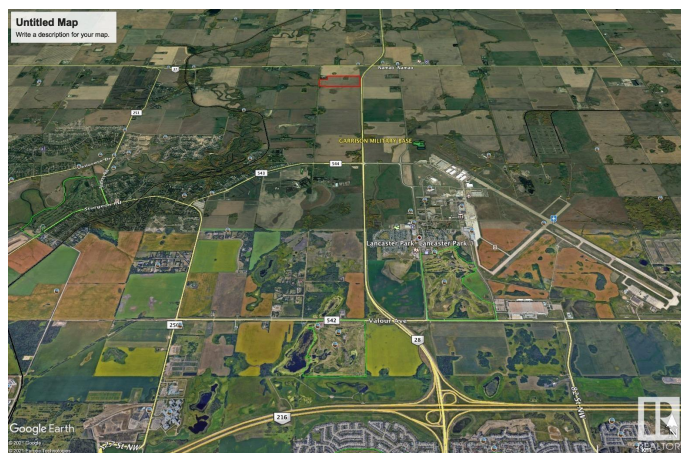
MLS® #E4416572

**\$1,775,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 75.01 Acres

None, Rural Sturgeon County, AB

City Water! Gateway Land to City!! 75 Acres Fronting on 97 Street, North ( Highway 28). Part of Prestige Sturgeon Valley!! South of Highway 37 ( Future Ring Road). Across Garrison Military Base! One of the Great holding property in greater Edmonton region. Build your Dream Home, Shop while awaiting the growth Municipal, city water line runs in front of the property. Very nominal connection fee to hook it. Highway frontage allows many discretionary usages within AG Zoning. In the Old Sturgeon County Valley Vision Land was designated as Light Industrial and Residential( See photo). Vendor's Financing option for the right buyer.



## Essential Information

MLS® #	E4416572
Price	\$1,775,000
Bathrooms	0.00
Acres	75.01
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	544 Twp Rr 245
Area	Rural Sturgeon County

Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1L6

## Exterior

Exterior Features    See Remarks

## Additional Information

Date Listed	December 23rd, 2024
Days on Market	267
Zoning	Zone 60

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Listing information last updated on September 16th, 2025 at 12:32am MDT