

# \$1,795,000 - Twp 534 Rr232, Rural Strathcona County

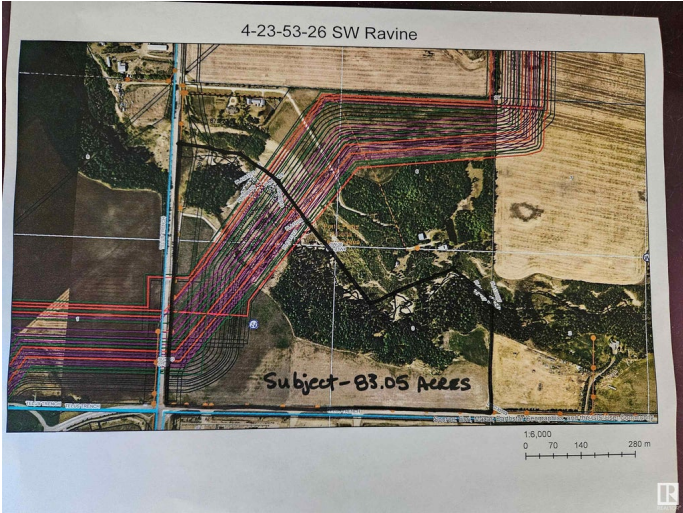
MLS® #E4444599

**\$1,795,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 83.05 Acres

None, Rural Strathcona County, AB

83.05 acres nestled in the heart of Strathcona County's Light/Medium Industrial Policy Area. There is huge potential with this revenue generating property. Annual pipeline revenues from the Heartland Pipeline corridor that runs along the NW edge of the property generate over \$15,000 annually. Currently zoned Agricultural General (AG), there is potential for rezoning to Direct Control, Light or Medium Industrial for many permitted and discretionary uses. Located north of Aecon Infrastructure and at the corner of TWP 534 and Sherwood Drive, this is a prime location!



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4444599        |
| Price     | \$1,795,000     |
| Bathrooms | 0.00            |
| Acres     | 83.05           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | Twp 534 Rr232           |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |

|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T8Z 4V4 |

## Exterior

Exterior Features Golf Nearby, River Valley View, Subdividable Lot, Treed Lot

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 83              |
| Zoning         | Zone 60         |

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Listing information last updated on September 16th, 2025 at 1:32pm MDT