

\$1,250,000 - 20469 Hwy 15, Rural Strathcona County

MLS® #E4346536

\$1,250,000

3 Bedroom, 2.00 Bathroom, 1,222 sqft

Rural on 157.00 Acres

None, Rural Strathcona County, AB

Welcome to the Prochnau Family Farm in Strathcona County. This historical farmstead offers 157 Acres, with 2 residences along with numerous outbuildings & shops. The two storey farmhouse was built in 1918, offering approximately 1600 sq.ft., while the 1220 sq.ft. Bungalow was built in 1979 and offers 3 bedrooms + 2 baths. Recent crops include, wheat, barley & rye. Other features on the Farm include a detached DOUBLE GARAGE, 2 WELLS, a 40' X 56' SHOP with in-floor heat, 60' X 90' Quonset, a 60' X 25' wood working shop, a 1930 summer kitchen & so much more. Great opportunity to own 1 or all 3 titles which surround the family farm, offering excellent soil quality with great crop yields. Situated on range road 204 & highway 15, just a few minutes from Fort Saskatchewan. Welcome Home!

Built in 1979

Essential Information

MLS® #	E4346536
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,222



Acres	157.00
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	20469 Hwy 15
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8L 4B1

Amenities

Features	Workshop, See Remarks
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Subdividable Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 16th, 2023
Days on Market	670
Zoning	Zone 60

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