

## \$1,683,900 - Rr 224 & Hwy 16, Rural Strathcona County

MLS® #E4387484

**\$1,683,900**

0 Bedroom, 0.00 Bathroom,

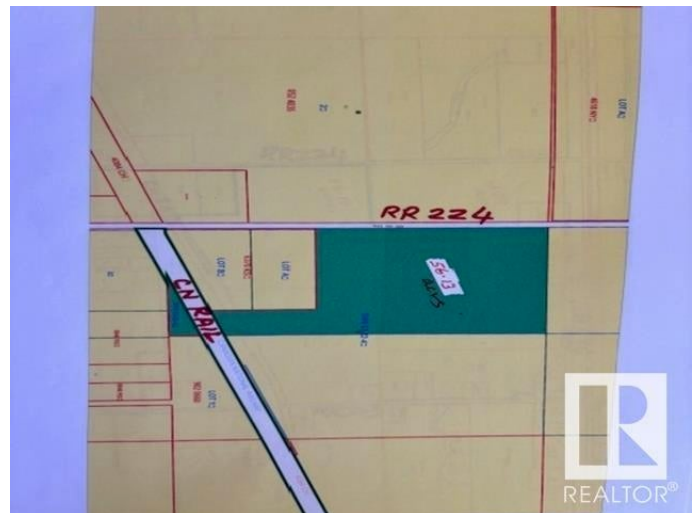
Rural on 56.13 Acres

None, Rural Strathcona County, AB

This parcel of land: 56.13 (#2) is situated immediately south of other parcel - 66.54 acres (#1) which is also for sale. Both of these parcels (#1 & #2 total of 122.67 acres) have separate titles, can be sold together or separately. This parcel of 56.13 acres is located on RR 224 between HWY 16 & CN RAIL to the south. Both of these parcels (#1 & #2) are located in the area called LOCAL EMPLOYMENT AREA (LEA) which is part of Strathcona county's concept plan, known as BREMNAR and LEA (Local Employment area) CONCEPT PLAN. This local employment area (LEA) is located just across from BREMNAR, on south side of HWY 16 up to CN RAIL to south. This LEA area is intended to be developed primarily as INDUSTRIAL and business employment was on rural standards of Strathcona county. Both of these parcels are well located with LEA plan area and can be developed after county approvals. LEA is well suited to industrial development already has developed highways (HWY 16 & HWY 21) and RAIL LINKS.

### Essential Information

MLS® #	E4387484
Price	\$1,683,900
Bathrooms	0.00



Acres	56.13
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Rr 224 & Hwy 16
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2K3

### Exterior

Exterior Features	Paved Lane, See Remarks
Lot Description	2,445,022.8 sqft

### Additional Information

Date Listed	May 15th, 2024
Days on Market	338
Zoning	Zone 80

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Listing information last updated on April 18th, 2025 at 5:47pm MDT