## \$1,249,702 - 1 52380 Range Road 233, Sherwood Park

MLS® #E4423053

## \$1,249,702

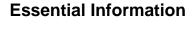
0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Wye Commercial, Sherwood Park, AB

WHAT AN OPPORTUNITY....3 ACRES FLAT SITE.....KIDDY CORNER TO WALMART, RIGHT BEHIND HOME HARDWARE....CURRENTLY ZONED RCL LOW DENSITY COUNTRY RESIDENTIAL.... HIGHEST AND BEST USE= TBD. Right at the municipal boundary with Unique opportunity for mixed use development. Immediate access to Wye Road and high traffic corner.







MLS® #	E4423053
Price	\$1,249,702
Bathrooms	0.00
Acres	0.00
Туре	Land Commercial
Status	Active

## **Community Information**

Address	1 52380 Range Road 233
Area	Sherwood Park
Subdivision	Wye Commercial
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 1F1



## **Additional Information**

Date Listed February 26th, 2025

Days on Market 49

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 15th, 2025 at 11:17pm MDT