# \$619,702 - Rr 220 Twp Rd 530, Rural Strathcona County

MLS® #E4429817

#### \$619,702

0 Bedroom, 0.00 Bathroom, Rural on 42.24 Acres

None, Rural Strathcona County, AB

CLOSE PROXIMITY TO ARDROSSAN AND SHERWOOD PARK!...BEAUTIFUL ROLLING LAND, TREED, PRIVATE SETTING...GREAT BUILDING SITE...APPROACHES PAID FOR, PAID TO LOT LINE...GAS AND POWER ADJACENT TO PROPERTY...VERY PRIVATE!

#### STRATHCONA SCHEDULE 'A' Lot 1, Block 1, Plan 0627030 Lot 6, Block 1, Plan 2320053 Lot 7, Block 1, Plan 2320053 Lot 8, Block 1, Plan 2320053 10m Road Widening Block 1, 1321283 Plar 1, Block 1, n 0221505 Proposed Lot 1 4.86ha (12.01ac) Proposed Lot 5 17.10ha (42.26ac) Proposed Lot 2 12.10ha (29.90ac) Proposed Lot 3 12.10ha (29.90ac) Lot 3, Plan 1 NG RD 220 10m Road Widening NE 36-52-22-W4 NE 31-52-21-W/ Proposed Lot 4 16.10ha (39.78ac) SW 31-52-21-W4 **Individual Ownership Plan** Lot 5, Block 1, Plan 242\_ \_\_ (NW 31-52-21-W4) Proposed Road Widening File: 2024S006 Width of Proposed Road Widening: 10m Area Required: ±0.42ha (1.04ac) Date Drawn: Nov. 8, 2024

### **Essential Information**

MLS® #	E4429817
Price	\$619,702
Bathrooms	0.00
Acres	42.24
Туре	Rural
Sub-Type	Vacant Lot/Land
Status	Active

# **Community Information**

Address	Rr 220 Twp Rd 530
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8A 6M8

### Exterior

Exterior Features Private Setting, Rolling Land,

# **Additional Information**

Date Listed	April 9th, 2025
Days on Market	7
Zoning	Zone 80



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