

# **\$2,499,702 - 51539 Rge Road 232a, Rural Strathcona County**

MLS® #E4432099

**\$2,499,702**

4 Bedroom, 2.00 Bathroom, 1,510 sqft

Rural on 52.83 Acres

None, Rural Strathcona County, AB

52.83 ACRES KISSING EDMONTON & SHERWOOD PARK.....3 HOUSES.....SO MANY OUT BUILDINGS.....\$6000.00 REVENUE ANNUALLY.....BUY NOW, AND WATCH THE CITY GROW AROUND YOU.... BORDERS COUNTRY SIDE GOLF COURSE.... ~!WELCOME HOME!~ Located on a side road off the Anthony Henday. Has 12 outbuildings, almost 23000 sq feet under roof, (you read that correct) 3 houses, main is 1500 sq feet, classic farm homesteader house, in great shape. Has 2 more houses on site. Both just shy of 800 sq ft, currently a pipeline with \$6000 annual revenue, gorgeous setting, with mixed pasture, a creek and some treed areas. Zoned AG currently, use now but grow with future potential.

Built in 1968

## **Essential Information**

MLS® #	E4432099
Price	\$2,499,702
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,510
Acres	52.83



Year Built	1968
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	51539 Rge Road 232a
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8B 1L1

### Amenities

Features	Deck, Parking-Extra, R.V. Storage, Workshop, See Remarks
----------	--

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	10
Zoning	Zone 80

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 May 2nd, 2025 at 1:02am MDT