

\$1,500,000 - Rr 223 & Twp Rd 531, Rural Strathcona County

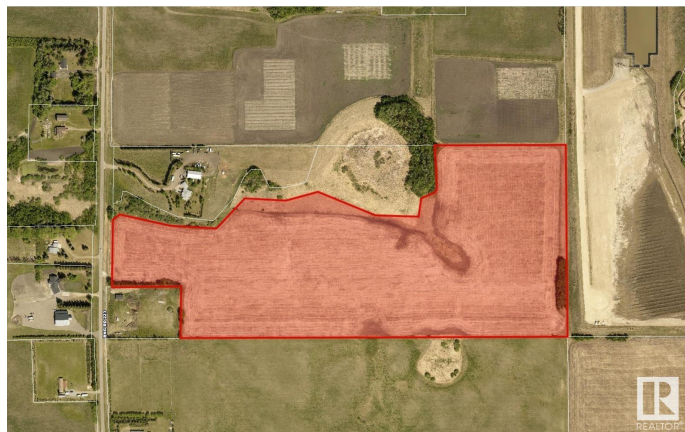
MLS® #E4450869

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Rural on 48.92 Acres

None, Rural Strathcona County, AB

Opportunity Knocks! This 49-acre parcel is presently zoned Rural Residential/Agriculture (RA) and is identified in Strathcona County's Municipal Development Plan (MDP) as part of the future Local Employment Area. A municipal sewer line runs directly in front of the property, offering a valuable utility connection. The Local Employment Area designation supports light and medium industrial development, opening the door for a wide range of future possibilities. Whether you're looking to develop now under the current RA zoning, or hold and capitalize on the long-term industrial potential, this is a rare opportunity in a growing region. Take your pick - develop today and let the future pay dividends.



Essential Information

MLS® #	E4450869
Price	\$1,500,000
Bathrooms	0.00
Acres	48.92
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Rr 223 & Twp Rd 531
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2M4

Exterior

Exterior Features See Remarks

Additional Information

Date Listed	August 1st, 2025
Days on Market	48
Zoning	Zone 80

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Listing information last updated on September 18th, 2025 at 7:02pm MDT