

\$6,961,430 - 22539 Hwy 16, Rural Strathcona County

MLS® #E4387148

\$6,961,430

1 Bedroom, 1.00 Bathroom, 1,287 sqft

Rural on 142.07 Acres

None, Rural Strathcona County, AB

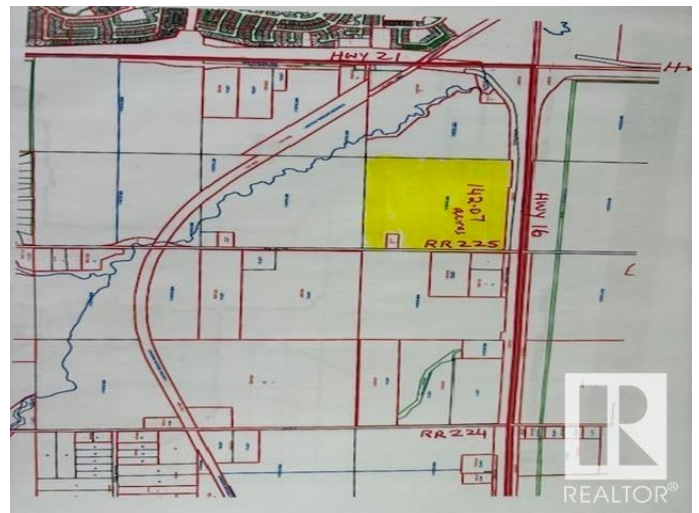
Amazing piece of 142.07 acres located on SW corner of HWY 16 & RR 225 in Sherwood Park Area. This property is strategically well located on HWY 16 and only 1/2 mile east of the corner of HWY 21 & Hwy 16, and is almost immediately developable after an local ASP approved by county. These lands are located in the area called LOCAL EMPLOYMENT AREA (LEA), which is part of BREMNER and LEA CONCEPT PLAN of Strathcona county. The ZONNING of LEA is INDUSTRIAL proposed in the concept plan and can be developed on RURAL STANDARD SERVICES (no need of city services as concept plan says). This parcel of land is well located in the first phase of development proposed in LEA. LEA is well suited to INDUSTRIAL DEVELOPMENTS, it has available developable lands, existing highways and rail links and has already placed INDUSTRIAL LAND USES. So, these 142.07 acres are immediately available and a best ideal parcel to be developed for industrial & employment opportunities with Sherwood Park area.

Built in 1966

Essential Information

MLS® # E4387148

Price \$6,961,430



| | |
|----------------|------------------------|
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,287 |
| Acres | 142.07 |
| Year Built | 1966 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 22539 Hwy 16 |
| Area | Rural Strathcona County |
| Subdivision | None |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 0M1 |

Amenities

| | |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior | Wood |
| Exterior Features | See Remarks, Rail Services Nearby |
| Lot Description | 574,918.079m2 |
| Construction | Wood |
| Foundation | Block |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2024 |
| Days on Market | 363 |

Zoning

Zone 80

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Listing information last updated on May 10th, 2025 at 7:32am MDT