

# \$1,500,000 - 1 52550 Rge Road 222, Rural Strathcona County

MLS® #E4420086

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Willow Dale Estates, Rural Strathcona County,  
AB

Discover an exceptional 5.31 - Acre Parcel of Prime Land in the desirable Rural Strathcona County. Minutes to Sherwood Park and 1.5 KM South Of Ardrossan. This rare opportunity boasts city services at the property line, paving the way for your dream development. Strategically located on the Corner of Range Rd 222 & Township Rd 530 (Baseline RD), this property offers unparalleled convenience and road on Three Sides. Crucially, this property is not located within a subdivision, providing a unique opportunity. The acreage provides ample space and flexibility for a variety of potential uses, limited only by your vision. Current Zoning: Low Density Country Residential (Buyer to verify permitted uses and rezoning potential with Strathcona County). Don't miss this incredible opportunity to own a substantial piece of land in a prime location !!!!!

Built in 1925

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4420086    |
| Price     | \$1,500,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |



|            |                 |
|------------|-----------------|
| Year Built | 1925            |
| Type       | Land Commercial |
| Status     | Active          |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1 52550 Rge Road 222    |
| Area        | Rural Strathcona County |
| Subdivision | Willow Dale Estates     |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2G1                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 60                 |
| Zoning         | Zone 80            |

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Listing information last updated on April 4th, 2025 at 1:32pm MDT