

## \$749,900 - 54228 Rr 245, Rural Sturgeon County

MLS® #E4436847

**\$749,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 15.17 Acres

None, Rural Sturgeon County, AB

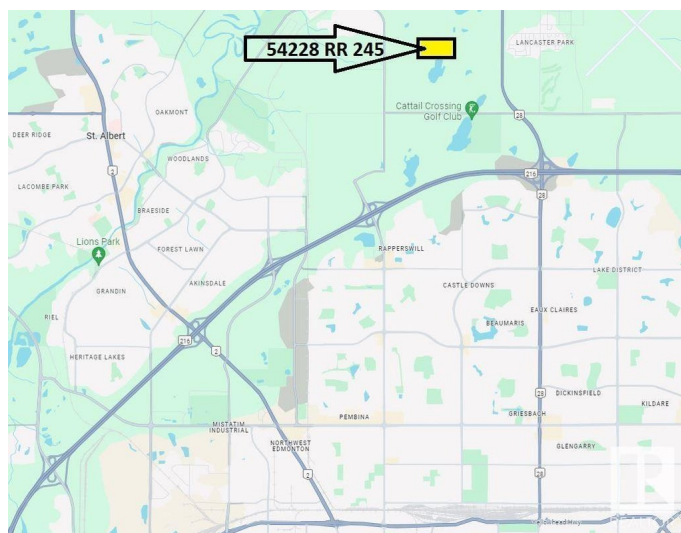
Land For Sale with ENDLESS POSSIBILITIES on this 15 ACRE parcel right on the EDGE OF EDMONTON. Paved roads make for EASY ACCESS to Anthony Henday and All Amenities. ZONED AGRICULTURAL AND OUT OF SUBDIVISION. Allowable uses include building a Home, plus SECOND RESIDENCE, SHOP, RUN YOUR BUSINESS, Barn, Animals, and various types of Farming etc. Power and Gas at edge of Property. No time line restrictions, you can develop when you are ready. Most of land is in a Hay and Alfalfa mix with a large garden plot that has been worked over the years. Lease on cell phone tower generates over \$15k/yr. Donâ€™t miss out on this RARE OPPORTUNITY!

### Essential Information

MLS® #	E4436847
Price	\$749,900
Bathrooms	0.00
Acres	15.17
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address 54228 Rr 245



Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0A6

### Exterior

Exterior Features    Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Private Setting, Stream/Pond

### Additional Information

Date Listed	May 16th, 2025
Days on Market	31
Zoning	Zone 70

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Listing information last updated on June 16th, 2025 at 12:32pm MDT