

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

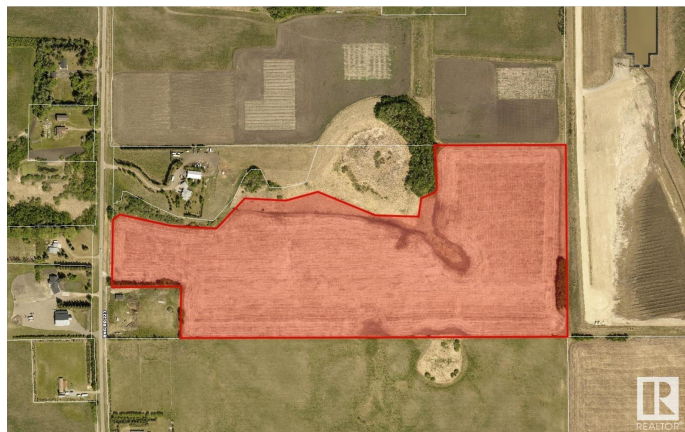
MLS® #E4450869

**\$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 | 16               |
| Zoning         | Zone 80          |

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Listing information last updated on August 17th, 2025 at 7:17am MDT