

# **\$1,500,000 - 52576 Rge Road 222, Rural Strathcona County**

MLS® #E4420085

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Willow Dale Estates, Rural Strathcona County,  
AB

Discover an exceptional 5.14 - 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 just seconds from the corner of Range Rd 222 & Township Rd 530 (Baseline RD), this property offers unparalleled convenience and accessibility with road on both 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.

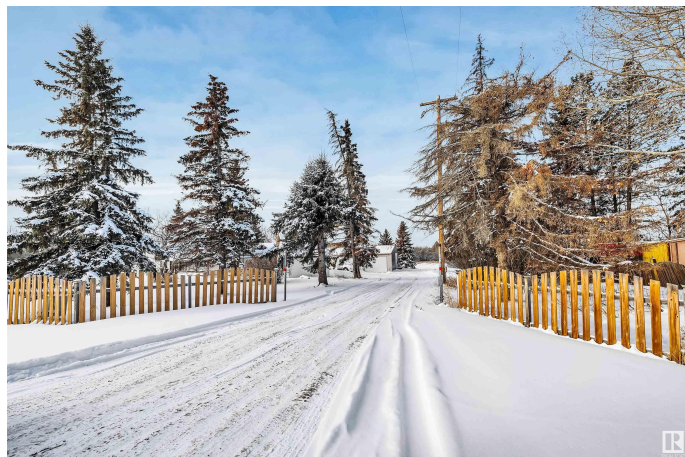
Current Zoning: Low Density Country Residential (Buyer to verify permitted uses and rezoning potential with Strathcona County).

Don't miss this incredible opportunity to own a substantial piece of land in a Prime Location  
!!!!

Built in 1960

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4420085    |
| Price     | \$1,500,000 |
| Bathrooms | 0.00        |



|            |                 |
|------------|-----------------|
| Acres      | 0.00            |
| Year Built | 1960            |
| Type       | Land Commercial |
| Status     | Active          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 52576 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 | 82                 |
| Zoning         | Zone 80            |

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Listing information last updated on April 25th, 2025 at 10:17pm MDT