

# \$575,000 - 51101 222 Range Road, Rural Strathcona County

MLS® #E4427226

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Northern Bear Villas, Rural Strathcona County,  
AB

- 5.09 acres± of prime R2A development land within a gated community - Backing onto the 8th hole of Northern Bear Golf Course, an award winning Jack Nicklaus designed course.  
- Layout currently suitable for 10 unit development with preliminary plans and renderings included in purchase price - Clean phase 1 environmental - Completed Biologist QEP Report (2022) - Approximately 15 minutes from Anthony Henday Drive and Sherwood Park - Vendor financing options available



## Essential Information

MLS® #	E4427226
Price	\$575,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	51101 222 Range Road
Area	Rural Strathcona County
Subdivision	Northern Bear Villas
City	Rural Strathcona County

County	ALBERTA
Province	AB
Postal Code	T8C 1G9

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	139
Zoning	Zone 80

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Listing information last updated on August 10th, 2025 at 9:47am MDT