

# \$420,000 - Twp 540 Range Road 212, Rural Strathcona County

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MLS® #E4427207

**\$420,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 18.29 Acres

None, Rural Strathcona County, AB

Prime 18-Acre Parcel Near Sherwood Park & Fort Saskatchewan! Discover the convenience of rural privacy and urban convenience with this fully fenced property, ideally located just minutes from both Sherwood Park and Fort Saskatchewan. With power and natural gas already brought onto the property, much of the prep work is already complete making this an excellent opportunity to build your dream home. A gravel driveway leads directly to the building site, where a concrete foundation is already in place. With an engineering report, you can confirm if the property is ready to build on or, if you prefer to start fresh, the sellers are open to removing the existing foundation. Enjoy open, usable acres for recreation, farming, or future development you choose how to make it your own!



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4427207        |
| Price     | \$420,000       |
| Bathrooms | 0.00            |
| Acres     | 18.29           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

Community Information

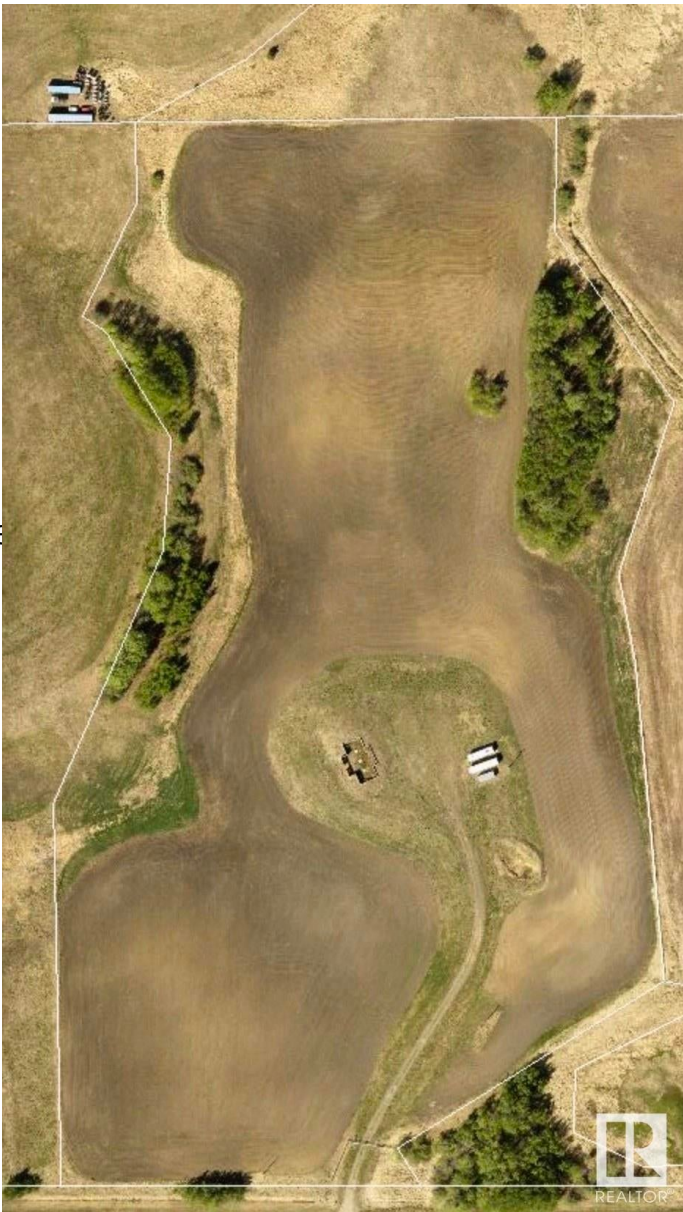
|             |                         |
|-------------|-------------------------|
| Address     | Twp 540 Range Road 212  |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 2C2                 |

Exterior

Exterior Features    Fenced, Recreation Use, See

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 172              |
| Zoning         | Zone 60          |



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Listing information last updated on September 12th, 2025 at 1:18pm MDT