

# \$899,900 - 54228 Rr 245, Rural Sturgeon County

MLS® #E4375925

**\$899,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 15.17 Acres

None, Rural Sturgeon County, AB

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. 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 \$15,246/yr. Don't miss out on this RARE OPPORTUNITY!

## Essential Information

MLS® #	E4375925
Price	\$899,900
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	March 7th, 2024
Days on Market	409
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 12:47pm MDT