

# \$3,900,000 - 544 Twp Rr 245, Rural Sturgeon County

MLS® #E4416572

**\$3,900,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 75.01 Acres

None, Rural Sturgeon County, AB

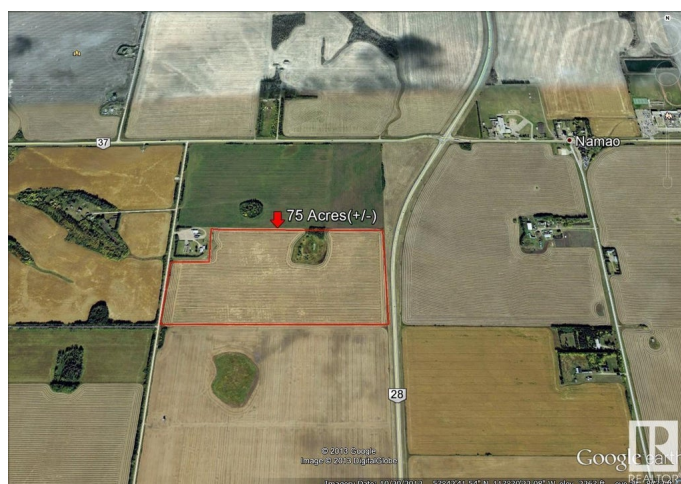
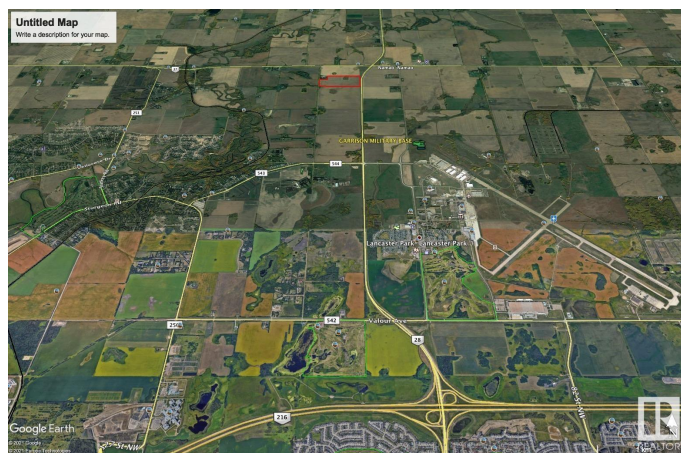
Gateway Land to City!! 75 Acres Fronting on 97 Street, North ( Highway 28). Part of Prestige Sturgeon Valley!! South of Highway 37 ( Future Ring Road). Across Garrison Military Base! One of the Great holding property in greater Edmonton region. Municipal, city water line runs in front of the property. Very nominal connection fee to hook it. Highway frontage allows many discretionary usages within AG Zoning. In the Old Sturgeon County Valley Vision Land was designated as Light Industrial and Residential( See photo). May consider vendor Financing for the right buyer.

## Essential Information

MLS® #	E4416572
Price	\$3,900,000
Bathrooms	0.00
Acres	75.01
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	544 Twp Rr 245
Area	Rural Sturgeon County
Subdivision	None



City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 1L6

**Exterior**

Exterior Features    See Remarks

**Additional Information**

Date Listed	December 23rd, 2024
Days on Market	119
Zoning	Zone 60

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 21st, 2025 at 1:02am MDT