

\$1,996,200 - 22367 Hwy 16, Rural Strathcona County

MLS® #E4387526

\$1,996,200

1 Bedroom, 1.50 Bathroom, 1,150 sqft

Rural on 66.54 Acres

None, Rural Strathcona County, AB

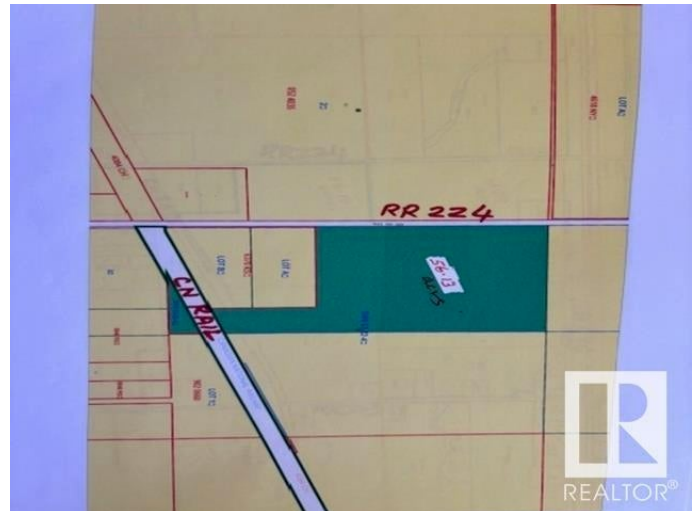
This is an excellent parcel of land - 66.54 acres Parcel (#1) strategically located on SE Corner of HWY 16 & RR 224 and there is another parcel - 56.13 acres parcel (#2), located immediately south of parcel (#1) is also for sale. Both of these parcels (#1 & #2 total of 122.67 acres) have separate titles and can be sold together or separately. This parcel #1 (66.54 acres) has two existing homes and other farm buildings. Bigger home is livable with minor renovations and smaller home require major renovations. Both of these lands (#1 122.67 acres) located in the area called LOCAL EMPLOYMENT AREA which is part of CONCEPT PLAN of Strathcona county - named: BREMNAR and LEA(LOCAL EMPLOYMENT AREA) This LOCAL EMPLOYMENT AREA is located just across from Brenmar on southside of HWY 16 up to CN RAIL. This LEA area is intended to be developed primarily as INDUSTRIAL and Business Employment Land uses. These two parcels are well located within LEA plan, and can be developed on rural services with county approval.

Built in 1949

Essential Information

MLS® # E4387526

Price \$1,996,200



| | |
|----------------|------------------------|
| Bedrooms | 1 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,150 |
| Acres | 66.54 |
| Year Built | 1949 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 22367 Hwy 16 |
| Area | Rural Strathcona County |
| Subdivision | None |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8E 2K3 |

Amenities

| | |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior | Wood |
| Exterior Features | Not Fenced, Paved Lane, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2024 |
| Days on Market | 340 |

Zoning

Zone 80

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Listing information last updated on April 20th, 2025 at 7:02am MDT