

## \$6,961,430 - 22539 Hwy 16, Rural Strathcona County

MLS® #E4387148

**\$6,961,430**

1 Bedroom, 1.00 Bathroom, 1,287 sqft

Rural on 142.07 Acres

None, Rural Strathcona County, AB

Amazing piece of 142.07 acres located on SW corner of HWY 16 & RR 225 in Sherwood Park Area. This property is strategically well located on HWY 16 and only 1/2 mile east of the corner of HWY 21 & Hwy 16, and is almost immediately developable after an local ASP approved by county. These lands are located in the area called LOCAL EMPLOYMENT AREA (LEA), which is part of BREMNER and LEA CONCEPT PLAN of Strathcona county. The ZONNING of LEA is INDUSTRIAL proposed in the concept plan and can be developed on RURAL STANDARD SERVICES (no need of city services as concept plan says). This parcel of land is well located in the first phase of development proposed in LEA. LEA is well suited to INDUSTRIAL DEVELOPMENTS, it has available developable lands, existing highways and rail links and has already placed INDUSTRIAL LAND USES. So, these 142.07 acres are immediately available and a best ideal parcel to be developed for industrial & employment opportunities with Sherwood Park area.

Built in 1966

### Essential Information

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Price \$6,961,430



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,287
Acres	142.07
Year Built	1966
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	22539 Hwy 16
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8H 0M1

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	See Remarks, Rail Services Nearby
Lot Description	574,918.079m2
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	May 12th, 2024
Days on Market	353

## Zoning

## Zone 80

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Listing information last updated on April 30th, 2025 at 3:17am MDT