

# \$1,775,000 - 544 Twp Rr 245, Rural Sturgeon County

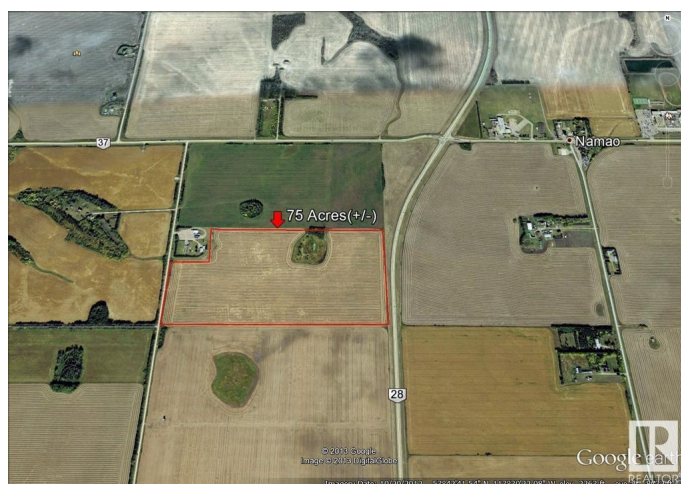
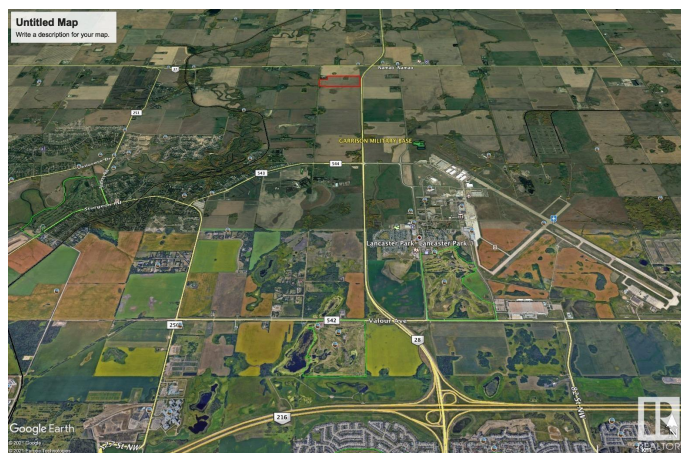
MLS® #E4416572

**\$1,775,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 75.01 Acres

None, Rural Sturgeon County, AB

City Water! 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. Build your Dream Home, Shop while awaiting the growth 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). Vendor's Financing option for the right buyer.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4416572        |
| Price     | \$1,775,000     |
| 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 | 249                 |
| Zoning         | Zone 60             |

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Listing information last updated on August 29th, 2025 at 1:32pm MDT