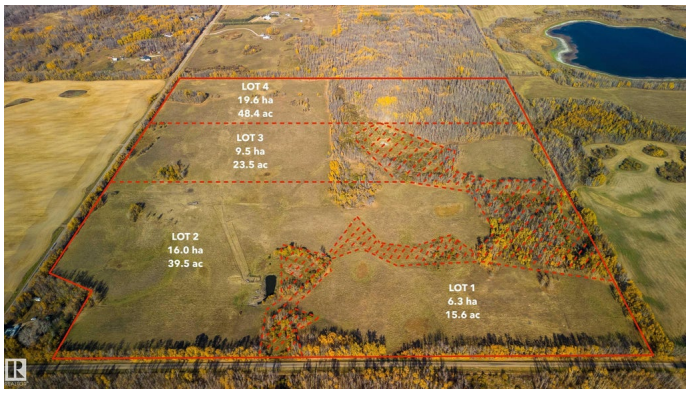
Courtesy Of Danny Tchir Of MaxWell Devonshire Realty

$699,975 - Twp. Road 544 & Range Road 204, Rural Strathcona County

MLS® #E4462106

$699,975
0 Bedroom, 0.00 Bathroom,
Rural on 160.96 Acres

None, Rural Strathcona County, AB



ABSOLUTELY BEAUTIFUL LAND - 800 m west of Elk Island National Park West Entrance! Paved roads on south & west sides! Wonderful Building Sites, Great Pasture w/ big dugout, fully fenced. Old water well on SE side can likely be reworked as it was also previously used for livestock. Services at property lines. Strathcona County rezoned this land as Direct Control & has approved a Conceptual Scheme that would allow for up to 5 parcels to be created, aside from the reqd. municipal & environmental reserve land totaling 31 acres they'd keep. That leaves 130 acres to be split over UP TO 5 parcels. County drafted a nice plan that proposes 4 parcels - 15.6 ac., 39.5 ac., 23.5 ac. & 48.4 ac. Need a pasture quarter that you can hold, with long term upside? Want a large parcel to build on / develop a farm? Want to keep your choice of a beautiful parcel & subdivide & sell 1,2,3, or 4 others to offset costs? Want to undertake a subdivision development project for a large ROI? Lots of OPTIONS & OPPORTUNITY!!

Essential Information

MLS® #	E4462106
Price	$699,975

Bathrooms	0.00
Acres	160.96
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Twp. Road 544 & Range Road 204
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8L 3Z3

Exterior

Exterior Features	Backs Onto Park/Trees, Corner Lot, Cross Fenced, Fenced, Private Setting, Stream/Pond, Subdividable Lot, See Remarks

Additional Information

Date Listed	October 15th, 2025
Days on Market	12
Zoning	Zone 60

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Listing information last updated on October 27th, 2025 at 2:47am MDT