



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Range Road 205
Rural Strathcona County, Alberta

MLS # A2325721



\$550,000

Division: NONE

Lot Size: 79.62 Acres

Lot Feat: -

By Town: Josephburg

LLD: 18-54-20-W4

Zoning: AG

Water: Well

Sewer: -

Utilities: Electricity at Lot Line

Build Your Dream on 79.62 Acres of Alberta Countryside Discover the perfect balance of country living and city convenience with this beautiful 79.62-acre parcel located less than 20 minutes from Fort Saskatchewan and only 25 minutes from Sherwood Park. Enjoy easy year-round access with fully paved roads right to the property, a highly desirable feature for rural living. Featuring a beautiful mix of open land and natural landscape, this versatile property offers endless possibilities to create the rural lifestyle you've always envisioned. Whether you're planning to build your dream home, establish a hobby farm, or simply enjoy the privacy and space that acreage living provides, this property is ready for your vision. Power is available at the road, and the property includes an older shallow well that has historically supplied water; however, buyers are encouraged to conduct their own due diligence regarding its condition and capacity. Located just minutes from Astotin Lake and the stunning natural beauty of Elk Island National Park, you'll enjoy hiking, paddling, wildlife viewing, and year-round outdoor recreation while remaining close to shopping, schools, and everyday amenities. An added benefit is an existing surface lease currently generating approximately \$3,800 annually. The operator continues to access the site for maintenance and reclamation-related activities, and the seller is timely receiving annual surface lease payments. A rare opportunity to own a substantial parcel in a sought-after location where you can build, farm, or simply enjoy the best of rural Alberta living. All within an easy commute of Fort Saskatchewan and Sherwood Park.