

\$389,000 - 217 21252 Twp Road 540, Rural Strathcona County

MLS® #E4449083

\$389,000

0 Bedroom, 0.00 Bathroom,
Rural on 3.56 Acres

Gunnmanor Estates, Rural Strathcona County,
AB

Nice rolling property would be ideal for building a walkout with a view of your own spring fed pond! Located fairly close to sherwood park and Ardrossan, your development property or recreational base awaits! Featuring a drilled well, spring fed pond, natural gas service in place, and transformer on the pole, this property is an excellent opportunity with some work already done. Various topography includes a hillside location to a flat treed area.. a few older outbuildings and storage seacans are included as well.The Front/south side along the roadside is treed with large mature spruce and there is already an approach put in. Best of all, there is no neighbors to the east but a 24 acre county reserve piece of land, to the north a farmers field.Property as is where is.



Essential Information

MLS® #	E4449083
Price	\$389,000
Bathrooms	0.00
Acres	3.56
Type	Rural
Sub-Type	Vacant Lot/Land

Status Active

Community Information

Address 217 21252 Twp Road 540
Area Rural Strathcona County
Subdivision Gunnmanor Estates
City Rural Strathcona County
County ALBERTA
Province AB
Postal Code T8G 2A1

Exterior

Exterior Features Hillside, Park/Reserve, Private Setting, Rolling Land, Sloping Lot, Stream/Pond, Partially Fenced

Additional Information

Date Listed July 22nd, 2025
Days on Market 22
Zoning Zone 60

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Listing information last updated on August 12th, 2025 at 10:32pm MDT