

# \$1,249,702 - 1 52380 Rge Rd 233, Rural Strathcona County

MLS® #E4422959

**\$1,249,702**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.01 Acres

Wye Road Gardens, Rural Strathcona County,  
AB

WHAT AN OPPORTUNITY....3 ACRES FLAT  
SITE.....KIDDY CORNER TO WALL MART,  
RIGHT BEHIND HOME  
HARDWARE....CURRENTLY ZONED RCL  
LOW DENSITY COUNTRY RESIDENTIAL....  
HIGHEST AND BEST USE = TBD. Right at  
the municipal boundary with Unique  
opportunity for Mixed use development.  
Immediate access to Wye Road and high  
traffic corner.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4422959        |
| Price     | \$1,249,702     |
| Bathrooms | 0.00            |
| Acres     | 3.01            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1 52380 Rge Rd 233      |
| Area        | Rural Strathcona County |
| Subdivision | Wye Road Gardens        |
| City        | Rural Strathcona County |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T8B 1E1 |

### Exterior

Exterior Features    Backs Onto Park/Trees, Corner Lot, Flat Site, Level Land, Shopping Nearby, See Remarks

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 112                 |
| Zoning         | Zone 80             |

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Listing information last updated on June 16th, 2025 at 9:31pm MDT