

## \$979,900 - 21534 Hwy 16, Rural Strathcona County

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MLS® #E4431153

**\$979,900**

3 Bedroom, 1.50 Bathroom, 1,200 sqft

Rural on 75.99 Acres

None, Rural Strathcona County, AB

This exceptional 75.99-acre parcel offers the perfect blend of functionality and potential. Featuring a charming 1,200 sq. ft. three-bedroom bungalow, this property is ideal for those looking to build equity with some TLC while enjoying the rural lifestyle. Equestrian enthusiasts will appreciate the 32' x 96' horse barn, complete with 14 single stalls, 1 foaling stall, a heated tack room, grooming double stall working area, and a grain bin with auger feeding directly into the barn. A large hay/machine shed adds ample storage, and two detached garages, steel paddocks provide excellent setup for turnout and training. The land itself is beautifully rolling and scenic, with panoramic views of the city from the high point on the north end of the property. With frontage on Highway 16, this property offers outstanding visibility and access, making it ideal for a home-based business, equestrian facility, or future investment opportunity.



Built in 1968

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431153  |
| Price     | \$979,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,200                  |
| Acres          | 75.99                  |
| Year Built     | 1968                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21534 Hwy 16            |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 2E7                 |

### Amenities

|          |           |
|----------|-----------|
| Features | Open Beam |
|----------|-----------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood                 |
| Exterior Features | Fenced, Rolling Land |
| Construction      | Wood                 |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 80          |

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Listing information last updated on April 30th, 2025 at 7:02pm MDT