

\$749,000 - 20255 And 20256 Highway 14, Rural Strathcona County

MLS® #E4420587

\$749,000

0 Bedroom, 0.00 Bathroom,
Rural on 145.78 Acres

None, Rural Strathcona County, AB

INCREDIBLE OPPORTUNITY! Beautiful, partially treed and rolling pasture land 23 minutes southeast of Sherwood Park, offered for sale for the first time outside of the family in many decades!! HWY 14 was expropriated out of this 161 acre quarter, leaving 145.78 on just 1 title. Approximately 13 acres is on the north side of the highway with an approach address of 20255 HWY 14. Approximately 132 acres is on the south side and is super private! An approach off the highway is 20256 HWY 14 & one on the west side is 51129 Range Road 203. Strathcona County will automatically permit the subdivision of this land into two larger parcels, either N-S or E-W, creating 2 parcels and titles, if applied for. BEAUTIFUL BUILDING SITES!! Pasture, horseback riding, privacy, hunting, recreation, quadding, ski-dooing, camping, home-steading, farming, ranching - THE CHOICE IS YOURS!! Great opportunity to subdivide and sell a piece off to recover some of your purchase price too...



Essential Information

| | |
|-----------|-----------|
| MLS® # | E4420587 |
| Price | \$749,000 |
| Bathrooms | 0.00 |

| | |
|----------|-----------------|
| Acres | 145.78 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 20255 And 20256 Highway 14 |
| Area | Rural Strathcona County |
| Subdivision | None |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 4J0 |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Rolling Land, Treed Lot |
|-------------------|-------------------------|

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 6th, 2025 |
| Days on Market | 177 |
| Zoning | Zone 60 |

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Listing information last updated on August 2nd, 2025 at 8:32pm MDT