

# \$1,996,200 - 22367 Hwy 16, Rural Strathcona County

MLS® #E4387526

**\$1,996,200**

1 Bedroom, 1.50 Bathroom, 1,150 sqft

Rural on 66.54 Acres

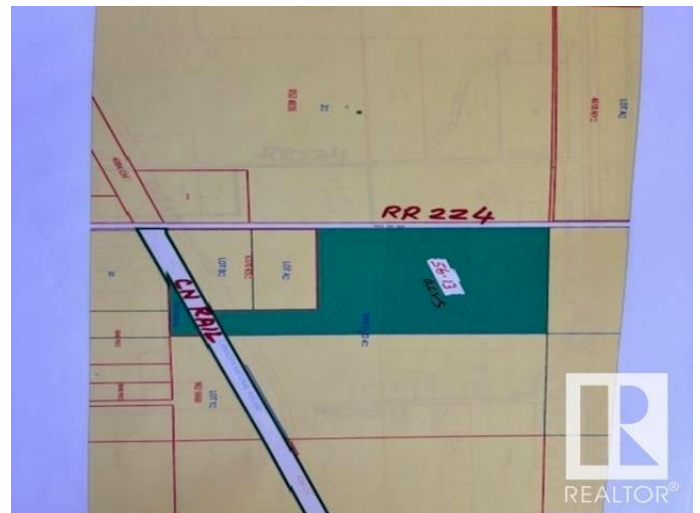
None, Rural Strathcona County, AB

This is an excellent parcel of land - 66.54 acres Parcel (#1) strategically located on SE Corner of HWY 16 & RR 224 and there is another parcel - 56.13 acres parcel (#2), located immediately south of parcel (#1) is also for sale. Both of these parcels (#1 & #2 total of 122.67 acres) have separate titles and can be sold together or separately. This parcel #1 (66.54 acres) has two existing homes and other farm buildings. Bigger home is livable with minor renovations and smaller home require major renovations. Both of these lands (#1&#2 122.67 acres) located in the area called LOCAL EMPLOYMENT AREA which is part of CONCEPT PLAN of Strathcona county - named: BREMNAR and LEA(LOCAL EMPLOYMENT AREA) This LOCAL EMPLOYMENT AREA is located just across from Brenmar on southside of HWY 16 up to CN RAIL. This LEA area is intended to be developed primarily as INDUSTRIAL and Business Employment Land uses. These two parcels are well located within LEA plan, and can be developed on rural services with county approval.

Built in 1949

## Essential Information

MLS® #	E4387526
Price	\$1,996,200



Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	66.54
Year Built	1949
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	22367 Hwy 16
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2K3

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Not Fenced, Paved Lane, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2024
Days on Market	325

## Zoning

## Zone 80

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Listing information last updated on April 5th, 2025 at 5:02am MDT