

# \$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	53
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 4:32am MDT