

\$1,250,000 - 20469 Hwy 15, Rural Strathcona County

MLS® #E4346536

\$1,250,000

3 Bedroom, 2.00 Bathroom, 1,222 sqft

Rural on 157.00 Acres

None, Rural Strathcona County, AB

Welcome to the Prochnau Family Farm in Strathcona County. This historical farmstead offers 157 Acres, with 2 residences along with numerous outbuildings & shops. The two storey farmhouse was built in 1918, offering approximately 1600 sq.ft., while the 1220 sq.ft. Bungalow was built in 1979 and offers 3 bedrooms + 2 baths. Recent crops include, wheat, barley & rye. Other features on the Farm include a detached DOUBLE GARAGE, 2 WELLS, a 40' X 56' SHOP with in-floor heat, 60' X 90' Quonset, a 60' X 25' wood working shop, a 1930 summer kitchen & so much more. Great opportunity to own 1 or all 3 titles which surround the family farm, offering excellent soil quality with great crop yields. Situated on range road 204 & highway 15, just a few minutes from Fort Saskatchewan. Welcome Home!

Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | E4346536 |
| Price | \$1,250,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,222 |



| | |
|------------|------------------------|
| Acres | 157.00 |
| Year Built | 1979 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 20469 Hwy 15 |
| Area | Rural Strathcona County |
| Subdivision | None |
| City | Rural Strathcona County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 4B1 |

Amenities

| | |
|----------|-----------------------|
| Features | Workshop, See Remarks |
|----------|-----------------------|

Interior

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

Exterior

| | |
|-------------------|-------------------------------|
| Exterior | Wood |
| Exterior Features | Subdividable Lot, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2023 |
| Days on Market | 672 |
| Zoning | Zone 60 |

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