

# \$799,975 - 20255 And 20256 Highway 14, Rural Strathcona County

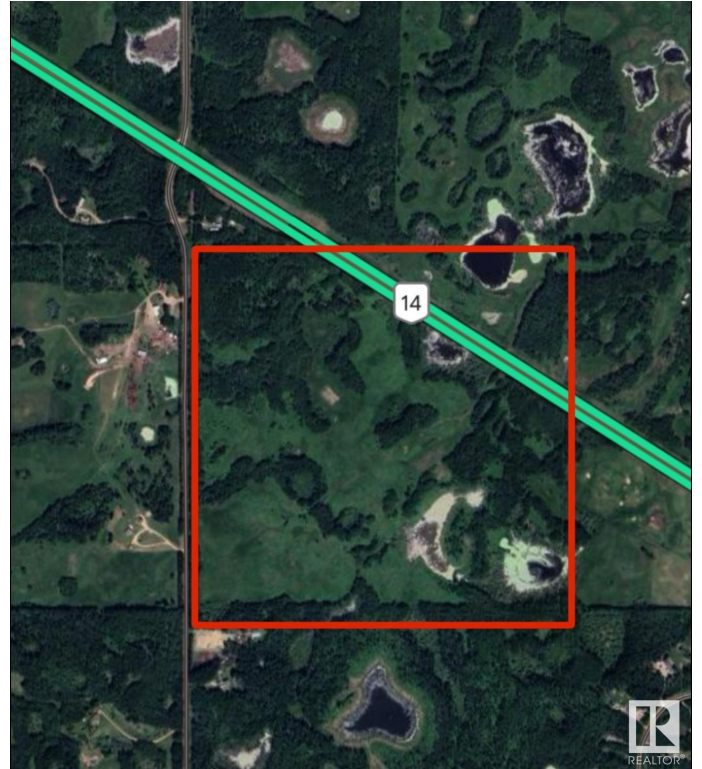
MLS® #E4420587

**\$799,975**

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 **MIGHT** permit the subdivision of the north piece out **AND MIGHT** allow splitting the south part into 2, so in effect creating 3 potential parcels and titles.



## Essential Information

MLS® #	E4420587
Price	\$799,975
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 58

Zoning Zone 60

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 5th, 2025 at 11:17am MDT