

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

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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
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### Additional Information

Date Listed	February 6th, 2025
Days on Market	145
Zoning	Zone 60

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Listing information last updated on July 1st, 2025 at 8:32pm MDT