

122.68 Acres Development Land

53163 Range Road 224
Strathcona County, Alberta
www.cbre.ca

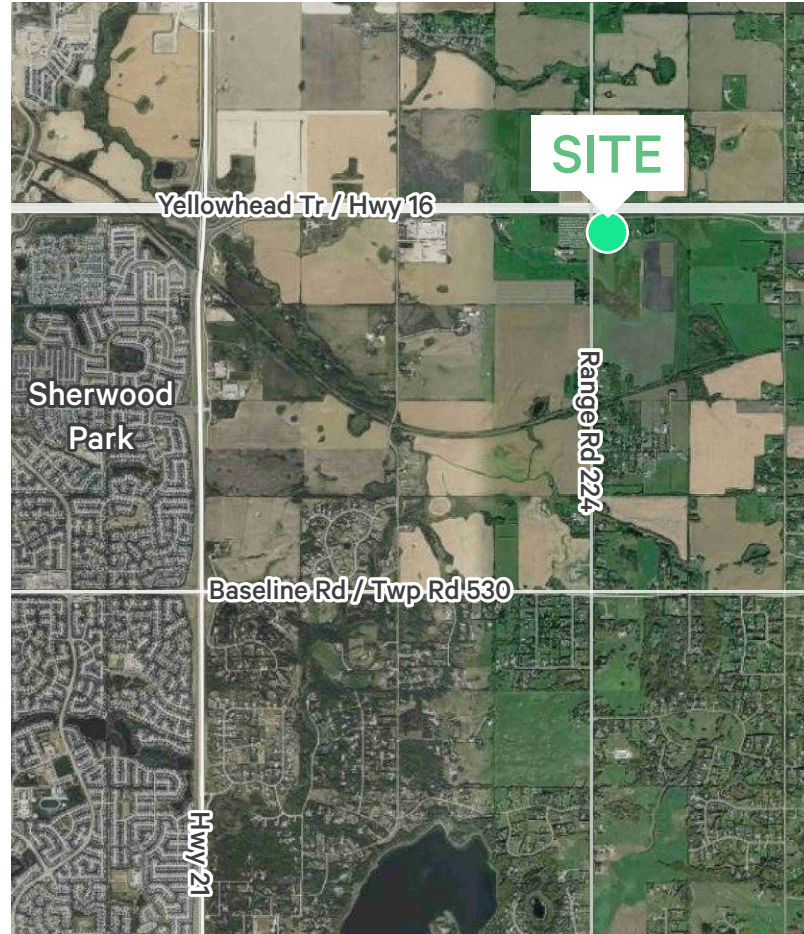
Direct Exposure to Yellowhead Trail | Minutes Away From the City of Edmonton



Property Details

Situated within Strathcona County, this ±122.68-acre land offering combines strategic location advantages with significant long-term development potential. The property benefits from direct frontage along the Yellowhead Trail / Highway 16 and quick access to Highway 21, providing exceptional regional connectivity to Sherwood Park and the City of Edmonton. The site offers the added advantage of favorable Strathcona County taxation, with three-phase power already running along the west property line. Ideally located within the Local Employment Area (LEA), which is future designation for light and medium industrial development.

Legal Address	NW-9-53-22-W4 & SW-9-53-22-W4
Zoning	AG - Agricultural (Future Designation for Light/Medium Industrial)
Site Size	122.68 Acres
Taxes (2026)	\$3,085.43
List Price	\$2,999,950 (\$24,453 per acre)
Available	Immediately



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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