

142 acres

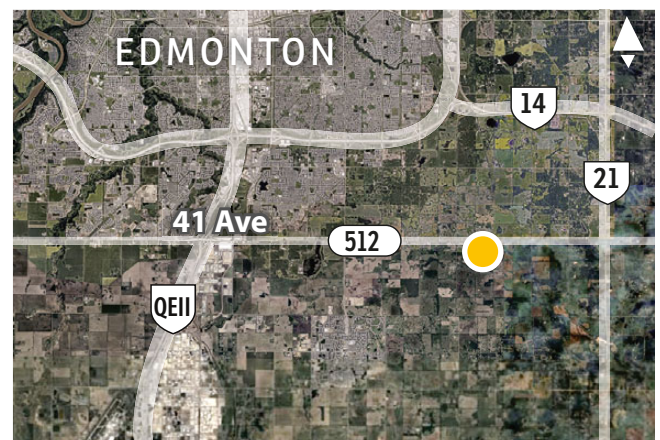
21

512

SUBJECT

LAND FOR SALE

Southwest corner of Township Rd 512
and Range Rd 233,
Strathcona County, AB



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023

PROPERTY INFORMATION

LEGAL DESCRIPTION:

Meridian 4 Range 23 Township 51
Section 9

All that Portion of the North East Quarter Not covered by the waters of Irvines Lake No. 4 as shown on a Plan of Survey of the Said Township Signed at Ottawa on the 12th Day of April A.D. 1893, Containing 57.5 Hectares (142) Acres More or Less.

Excepting Thereout all Mines and Minerals.

MUNICIPALITY: Strathcona County

LOCATION:

- » Southwest corner of Township Rd 512 and Range Rd 233.
- » The property lies ½ mile east of the Edmonton City limits.

SITE IMPROVEMENTS

- » 3 approaches.
- » Power.
- » Water well (needs new pump).

ZONING: AG – Agriculture General

PLANNING: The land falls within the Strathcona County Agriculture Small Holdings Policy Area

WELLSITE:

- » 2.81 acres.
- » Gas.
- » Shut In.
- » Remediation in progress.

IRVINE LAKE: Approximately 20 acres in size, at the southwest corner of the Natural Quarter Section. This land was historically categorized as a "lake" but is now typically dry. This area is not part of the sale offering and is Crown land.

PRICE: \$3,195,000



POTENTIAL SUBDIVISION

Potential to complete to perhaps 5 lots. The land would need to be rezoned to likely RA – Rural Residential/Agriculture prior to subdivision. The minimum lot size in the RA zoning is 20 acres with a minimum frontage of 200 metres. Access to the parcels can be via both Township Rd 512 and Range Rd 233. Township Rd 512 is the east extension of Edmonton's 41 Avenue.



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