

# **\$499,702 - 134 52367 Rge Rd 223, Rural Strathcona County**

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MLS® #E4456842

**\$499,702**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.77 Acres

Grange Country Estates, Rural Strathcona County, AB

UNICORN...ONE OF THE LAST LOTS TO BUILD ON CLOSE TO SHERWOOD PARK....STUNNING EXECUTIVE ACREAGE LOCATED JUST 3 MINUTES TO Sherwood Park.... If you love wildlife you will love The Grange Country Estates. By the way it has CITY WATER AND SEWER. There is over 82 acres of municipal reserve protecting important wildlife corridors and enhancing property values. This is an elite subdivision and truly one of a kind. Visit REALTOR® website for additional information.



## **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4456842        |
| Price     | \$499,702       |
| Bathrooms | 0.00            |
| Acres     | 0.77            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 134 52367 Rge Rd 223    |
| Area        | Rural Strathcona County |
| Subdivision | Grange Country Estates  |

A wide-angle photograph of a grassy field, likely a golf course, under a clear blue sky. The foreground is a mix of green grass and patches of bare, dark soil. In the middle ground, there's a dense line of trees, including some tall, thin evergreens and some bare deciduous trees. A small wooden fence is visible on the left side of the field. The overall scene is bright and sunny. A small 'R REALTOR' logo is visible in the bottom left corner.

Exterior Features    Environmental Reserve, Fenced  
Treed Lot

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 47                  |
| Zoning         | Zone 80             |

A photograph of a stone wall with a sign that reads "The Grange Country Estates". The sign features the word "Grange" in a large, stylized script font, with "The" in a smaller font above it and "Country Estates" in a smaller font below it. The wall is constructed from stacked stones and is set against a background of trees. The ground in the foreground is covered with dry leaves and grass.