

Courtesy Of Terry Major Of MaxWell Polaris

# \$2,257,000 - Range Road 213 Township 560, Rural Strathcona County

MLS® #E4432942

**\$2,257,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Strathcona County, AB

Priced to sell. Investment or development opportunity. Approximately 150.48 acres of Heavy Industrial bare land. Excellent access to the regions major hauling routes and to the City of Edmonton. Alberta's Industrial Heartland is Canada's Largest Hydrocarbon processing region and one of the world's most attractive location for chemical, petrochemical, oil and gas investment. Backing CP Scotford Rail Yard, potential for rail spur. Close proximity, (1 Mile to the East) to Shell Scotford complex, Bruderheim, Highways 830 and 15. Paved road access.

Built in 1850

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4432942    |
| Price      | \$2,257,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1850        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

|         |                             |
|---------|-----------------------------|
| Address | Range Road 213 Township 560 |
| Area    | Rural Strathcona County     |



|             |                         |
|-------------|-------------------------|
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T1X 1X1                 |

**Exterior**

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 01          |

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Listing information last updated on May 1st, 2025 at 6:02am MDT