$459,000 - 21340 Hwy 617, Rural Camrose County

MLS® #A2225247

$459,000

0 Bedroom, 0.00 Bathroom,
Land on 2.42 Acres

NONE, Rural Camrose County, Alberta

What an opportunity! Right on pavement just a few km East of HWY 21 and the Village of Hay Lakes you'll find this picturesque and private 2.42 acre property. Gated and fenced, the long driveway leads back to an immaculately kept 40 x 60 heated shop with 16' ceilings and (3) 12 x 14 steel craft overhead doors with commercial openers. The potential uses here are endless with overhead radiant heat and 220V power plus an 1800 sq ft concrete pad out front - a great set up for a variety of hobbies, trades or businesses! The zoning here is General AG, with a blank canvas to build a residence or hobby farm to keep a few animals. The location is tough to beat with an easy commute to Sherwood Park, Edmonton, Leduc, Nisku and Camrose - about half hour to YEG International airport- come see it today!

Essential Information

MLS® #	A2225247
Price	$459,000
Bathrooms	0.00
Acres	2.42
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	21340 Hwy 617

Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1W0

Amenities

Utilities	Electricity Paid For, Natural Gas Paid

Exterior

Exterior Features	Private Yard, Rain Gutters, Storage, Private Entrance, RV Hookup
Lot Description	Backs on to Park/Green Space, Lawn, Many Trees

Additional Information

Date Listed	May 31st, 2025
Days on Market	4
Zoning	Ag

Listing Details

Listing Office	Coldwell Banker Battle River Realty