

# \$369,000 - 217 21252 Twp Road 540, Rural Strathcona County

MLS® #E4449083

**\$369,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.56 Acres

Gunnmanor Estates, Rural Strathcona County,  
AB

Nice rolling property would be ideal for building a walkout with a view of your own spring fed pond! Located fairly close to sherwood park and Ardrossan, your development property or recreational base awaits! Featuring a drilled well, spring fed pond, natural gas service in place, and transformer on the pole, this property is an excellent opportunity with some work already done. Various topography includes a hillside location to a flat treed area.. a few older outbuildings and storage seacans are included as well.The Front/south side along the roadside is treed with large mature spruce and there is already an approach put in. Best of all, there is no neighbors to the east but a 24 acre county reserve piece of land, to the north a farmers field.Property as is where is.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4449083        |
| Price     | \$369,000       |
| Bathrooms | 0.00            |
| Acres     | 3.56            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |

Status                      Active

**Community Information**

Address                    217 21252 Twp Road 540  
Area                        Rural Strathcona County  
Subdivision              Gunnmanor Estates  
City                        Rural Strathcona County  
County                    ALBERTA  
Province                  AB  
Postal Code              T8G 2A1

**Exterior**

Exterior Features      Hillside, Park/Reserve, Private Setting, Rolling Land, Sloping Lot, Stream/Pond, Partially Fenced

**Additional Information**

Date Listed              July 22nd, 2025  
Days on Market        71  
Zoning                    Zone 60

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Listing information last updated on October 1st, 2025 at 5:33pm MDT