

## \$979,900 - 21534 Hwy 16, Rural Strathcona County

MLS® #E4431153

**\$979,900**

3 Bedroom, 1.50 Bathroom, 1,200 sqft  
Rural on 75.99 Acres

None, Rural Strathcona County, AB

This exceptional 75.99-acre parcel offers the perfect blend of functionality and potential. Featuring a charming 1,200 sq. ft. three-bedroom bungalow, this property is ideal for those looking to build equity with some TLC while enjoying the rural lifestyle. Equestrian enthusiasts will appreciate the 32' x 96' horse barn, complete with 14 single stalls, 1 foaling stall, a heated tack room, grooming double stall working area, and a grain bin with auger feeding directly into the barn. A large hay/machine shed adds ample storage, and two detached garages, steel paddocks provide excellent setup for turnout and training. The land itself is beautifully rolling and scenic, with panoramic views of the city from the high point on the north end of the property. With frontage on Highway 16, this property offers outstanding visibility and access, making it ideal for a home-based business, equestrian facility, or future investment opportunity.

Built in 1968

### Essential Information

MLS® #	E4431153
Price	\$979,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	75.99
Year Built	1968
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	21534 Hwy 16
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8E 2E7

### **Amenities**

Features	Open Beam
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Rolling Land
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	7
Zoning	Zone 80

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