

# \$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 | 12             |
| Zoning         | Ag             |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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