

# \$1,249,702 - 1 52380 Range Road 233, Sherwood Park

MLS® #E4423053

**\$1,249,702**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Wye Commercial, Sherwood Park, AB

WHAT AN OPPORTUNITY....3 ACRES FLAT SITE.....KIDDY CORNER TO WALMART, RIGHT BEHIND HOME HARDWARE....CURRENTLY ZONED RCL LOW DENSITY COUNTRY RESIDENTIAL.... HIGHEST AND BEST USE= TBD. Right at the municipal boundary with Unique opportunity for mixed use development. Immediate access to Wye Road and high traffic corner.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4423053        |
| Price     | \$1,249,702     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1 52380 Range Road 233 |
| Area        | Sherwood Park          |
| Subdivision | Wye Commercial         |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8B 1E1                |

## Additional Information



Date Listed February 26th, 2025

Days on Market 39

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 6th, 2025 at 8:32pm MDT