

## \$499,000 - 56318 Hwy 28, Rural Sturgeon County

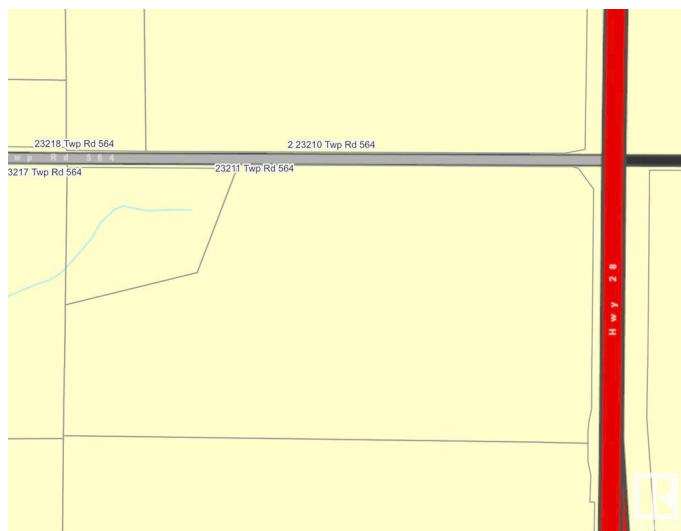
MLS® #E4416162

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 68.00 Acres

None, Rural Sturgeon County, AB

Prime +/-68 Acres Agricultural Land with Highway 28 Frontage. This exceptional +/-68 Acres parcel offers a rare opportunity in a highly desirable location, just 5 minutes from Gibbons and 40 minutes to Edmonton. Situated at the SW corner of Township Road 564 and Highway 28, this property boasts premium visibility and accessibility, making it an ideal investment for land banking or agricultural ventures. Zoned for agriculture, the land is well-suited for farming operations, with its expansive open space and strategic positioning. Its Highway 28 frontage ensures convenience and potential for future growth in an area that's steadily developing. Whether you're looking to expand your farming portfolio, secure a valuable investment, or explore future possibilities, this property delivers unmatched potential. Don't miss this chance to own a versatile piece of land in a sought-after area!



### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4416162        |
| Price     | \$499,000       |
| Bathrooms | 0.00            |
| Acres     | 68.00           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |

Status                      Active

**Community Information**

Address                    56318 Hwy 28  
Area                        Rural Sturgeon County  
Subdivision               None  
City                        Rural Sturgeon County  
County                     ALBERTA  
Province                  AB  
Postal Code               T0A 1N4

**Exterior**

Exterior Features    Rolling Land

**Additional Information**

Date Listed                December 16th, 2024  
Days on Market        123  
Zoning                      Zone 60

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Listing information last updated on April 18th, 2025 at 5:47pm MDT