

**PROPERTY INCLUDES INCOME GENERATING  
5,225 SF EXECUTIVE HOUSE, MOBILE  
HOME, AND LEASED FARM LAND**

**FOR SALE**

# STURGEON COUNTY LAND

24524 Township Road 542 (Valour Avenue),  
Sturgeon County, AB

**72.25 Acres Available**

**\$3,793,125 (\$52,500 per Acre)**

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Ian Newman**  
Partner  
780 952 7050  
ian.newman@cwedm.com

# OVERVIEW

Well located buildings and land along Valour Avenue and just East of 127 Street (Range Road 250)

Land has recently been approved for future development in the new Area Structure Plan for Sturgeon County

Site is improved with 5,225 SF House including a 3 car garage & 1,500 SF stand alone workshop with a combined value of \$1,200,000

Site has rental revenue from Bungalow, Mobile Home and Farm Land



HIGHWAY 28

127 STREET (RANGE ROAD 250)

VALOUR AVENUE

ST. ALBERT

ANTHONY HENDAY DRIVE

# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
24524 Township Road 542, Sturgeon County, AB

**LEGAL DESCRIPTION**  
Plan 9922943, Block 3

**LOT SIZE**  
72.25 Acres

# RENTAL REVENUE AND BUILDING INFO

## #1 EXECUTIVE HOUSE

Main Floor: 2,200 SF

Walk Out Basement: 3,025 SF

Three Car Garage: 1,200 SF

Workshop with 14' ceilings: 1,500 SF

## RENTAL INCOME

\$3,390 per month

## #2 MOBILE HOME

## RENTAL INCOME

\$1,000 per month

## #3 FARM LAND

## RENTAL INCOME

\$3,500 per year

## TOTAL YEARLY INCOME

\$56,180



# INTERIOR PHOTOS



 **CUSHMAN & WAKEFIELD**  
Edmonton

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