

# **\$1,499,900 - 20469 Hwy 15, Rural Strathcona County**

MLS® #E4346536

**\$1,499,900**

3 Bedroom, 2.00 Bathroom, 1,222 sqft

Rural on 157.00 Acres

None, Rural Strathcona County, AB

Welcome to the Prochnau Family Farm in Strathcona County. This historical farmstead offers 157 Acres, with 2 residences along with numerous outbuildings & shops. The two storey farmhouse was built in 1918, offering approximately 1600 sq.ft., while the 1220 sq.ft. Bungalow was built in 1979 and offers 3 bedrooms + 2 baths. Recent crops include, wheat, barley & rye. Other features on the Farm include a detached DOUBLE GARAGE, 2 WELLS, a 50' X 70' SHOP with in-floor heat, 60' X 90' Quonset, a 60' X 25' wood working shop, a 1930 summer kitchen & so much more. Great opportunity to own 1 or all 3 titles which surround the family farm, offering excellent soil quality with great crop yields. Situated on range road 204 & highway 15, just a few minutes from Fort Saskatchewan. Welcome Home !

Built in 1979

## **Essential Information**

MLS® #	E4346536
Price	\$1,499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,222



Acres	157.00
Year Built	1979
Type	Rural
Sub-Type	Residential Detached Single Family
Style	Bungalow

### Community Information

Address	20469 Hwy 15
Area	Rural Strathcona County
Subdivision	None
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8L 4B1

### Amenities

Amenities	Workshop, See Remarks
Features	Workshop, See Remarks
Parking	Double Garage Detached, Shop, See Remarks
# of Garages	2

### Interior

Interior	Carpet, Linoleum
Interior Features	Refrigerators-Two, Stoves-Two, Dishwasher-Built-In, Dryer, Washer, Window Coverings
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Fully Finished, Full

### Exterior

Exterior	Brick, Vinyl
Exterior Features	Subdividable Lot, See Remarks
Construction	Wood Frame

### Additional Information

Date Listed	June 16th, 2023
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