

# \$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 111

Zoning Zone 25

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Listing information last updated on June 17th, 2025 at 9:17am MDT