

# **\$429,900 - 61 21060 Twp Road 540, Rural Strathcona County**

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MLS® #E4461172

**\$429,900**

1 Bedroom, 1.00 Bathroom, 813 sqft

Rural on 8.48 Acres

Croftland Subdivision, Rural Strathcona County, AB

Welcome to Croftland Subdivision, where your private paradise awaits! Nestled on 8.48 treed acres, this beautiful property offers peace, privacy, and abundant wildlife with endless potential. The cozy bungalow features beautiful wood rafters, a spacious living room and generous kitchen area ideal for everyday living. The large primary bedroom offers plenty of closet space, while a 4 piece bath, laundry and utility area complete the layout – perfect for comfortable living while you plan your dream home. A double detached garage (23.5" x 21.4") and workshop plus numerous outbuildings add functionality and space for hobbies or storage. Ideally located just minutes from Elk Island Park, Ardrossan, Fort Saskatchewan, and Sherwood Park, this property combines rural tranquility with easy access to amenities. Truly a rare find!

Built in 1985

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4461172  |
| Price     | \$429,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 813                    |
| Acres          | 8.48                   |
| Year Built     | 1985                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 61 21060 Twp Road 540   |
| Area        | Rural Strathcona County |
| Subdivision | Croftland Subdivision   |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 1A5                 |

### Amenities

|          |                       |
|----------|-----------------------|
| Features | Workshop, See Remarks |
|----------|-----------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood                                                |
| Exterior Features | Landscaped, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood                                                |
| Foundation        | Slab                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 60           |

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Listing information last updated on October 9th, 2025 at 3:32am MDT