

Courtesy Of Franco Maione Of Real Broker

# \$439,000 - 96 51401 Rge Road 221, Rural Strathcona County

MLS® #E4417014

**\$439,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Strathcona County, AB

This one-of-a-kind property is a must-see for aviation lovers, located just minutes from Sherwood Park and Edmonton at Cooking Lake Airport. This modern, private hangar offers unparalleled functionality and comfort. Inside, you'll find a full-sized bathroom with a stand-up shower, a sleek kitchenette, and a spacious upper mezzanine—perfect for relaxing while admiring your plane below. The 43' wide folding overhead door opens directly to the runway, making takeoffs and landings seamless. A 12' wide front door adds versatility, allowing you to bring in vehicles, trailers, or a recreational camper with ease. Whether flying is your passion, your profession, or your way of life, this hangar is designed to meet your every need. Experience the perfect combination of modern design and practicality—an opportunity like this doesn't come often!

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4417014  |
| Price     | \$439,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 2018       |
| Type       | Industrial |
| Status     | Active     |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 96 51401 Rge Road 221   |
| Area        | Rural Strathcona County |
| Subdivision | None                    |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8E 1H1                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 3rd, 2025 |
| Days on Market | 91                |
| Zoning         | Zone 25           |

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Listing information last updated on April 4th, 2025 at 9:17pm MDT