

## \$880,000 - N/A, Rural Parkland County

MLS® #E4433177

**\$880,000**

4 Bedroom, 3.00 Bathroom, 1,600 sqft

Rural on 158.97 Acres

None, Rural Parkland County, AB

This expansive 158.97+/- acre parcel, zoned Agriculture General District, offers a rare opportunity to own a significant tract of land with excellent accessibility. Located just off Range Road 22 with direct access from Highway 16 Yellowhead, the property is ideally situated for ease of travel in all directions. It is approx. 15 minutes west of Stony Plain and Spruce Grove, and about 35 minutes from the City of Edmonton, offering the perfect blend of rural space with urban convenience. The land features a mix of open agricultural space and natural vegetation, with gently rolling topography suitable for a variety of agricultural or recreational uses. 100 seeded acres. A residence is situated on the property; however, this home is a handy-man's special and may appeal to those with a renovation vision or plans to rebuild. Whether you're looking to expand your farming operation, invest in land, or build your dream acreage, this property presents a valuable opportunity in a convenient location.

Built in 1968

### Essential Information

MLS® # E4433177

Price \$880,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	158.97
Year Built	1968
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	N/A
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0H0

### **Amenities**

Features	Deck, Parking-Extra, Walkout Basement, See Remarks
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	7
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 12:32pm MDT