



## 25527 Twp Road 511A 43 Rural Parkland County AB

\$289,000

1.42 ACRE LOT across the street from BLACKHAWK GOLF CLUB, one of Canada's top ranked Golf Courses, and steps away from breathtaking views of the NORTH SASKATCHEWAN RIVER. This parcel is conveniently bordered by 2 range roads + a RAVINE & farmland to the North, meaning NO NEIGHBOURS IN CLOSE PROXIMITY! Combine that with the MATURE TREES ON THE LOT & PRIVACY WILL NEVER BE AN ISSUE. Any future build would be right in the sweet spot: close enough to watch golfers approach the green, but far enough away that you don't have to run for cover every 12 minutes. LOCATED JUST OUTSIDE OF EDMONTON! 25 minutes to EIA. 20 minutes to Windermere. 15 minutes to the nearest Costco. 10 minutes to Devon. BUILD YOUR DREAM HOME!

Listing Presented By:



Originally Listed by:  
YEGPro Realty

thomas@yegprorealty.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net