



# 50517 Rge Road 272 Rural Parkland County AB

\$3,350,000

This 172 acres is just 1 mile south of the Graminia Community School and would very suitable for an estate home or a Country Residential Development. The land is on the bank of the North Saskatchewan River with almost a mile of river frontage with trails down into the valley. The 172 acres is presently used as agriculture with about 100 acres in grain production and the balance 72 acres is the river bank, a small creek and is mostly naturally treed. There is a trail down the bank for river access, presently the trail is only a walking/quad access. There are several spectacular building sites with river views. This would be a great property for future Recreation uses. The property is fenced on 3 sides. There are 2 access points to this property both only 1 mile from the pavement on Graminia Road.

Listing Presented By:



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[ronp@pollockproperties.com](mailto:ronp@pollockproperties.com)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)