



53314 HWY 44 Rural Parkland County AB

\$4,900,000

Rare & Amazing opportunity with endless potential for further development. (Subdividable 36.30 acre parcel). The present site configuration lends to a multitude of applications with the nice mix of 7 structures already in place. Location is ideal being just 13.2 Km west of Edmonton off 170 St & Yellowhead Trail. Fully paved public and private access road off Hwy. The 1,600 SQ.FT walkout bungalow has gone through recent & extensive renovations. Detailed plans available if expansion is of interest. The red barn has been converted into an impressive live, work, entertainment & storage facility. Main level has been divided into several small storage units with one additional large open space ideally suited for vehicle enthusiasts (can store up to 12 cars). Complementary buildings Incl: office trailer, two metal work shops with vehicle hoist in one, full 3pc washroom in the other, job shack trailer & 5,000 SQ.FT Quonset. All shops & storage spaces have either concrete or asphalt floor slabs.

Listing Presented By:



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