



## 8 26413 TWP RD 510 Rural Parkland County AB

\$179,900

Location, Location!! Built your Dream Home on this River Valley 1/2 Acre Lot !! Situated in the beautiful, mature paved subdivision of Grand River Valley Estates (Lot 8). Location Location Location!! Right along edge of the North Saskatchewan River, walking distance to Prospectors Point Recreation Area. Where you can swim, fish, pan for gold & enjoy the river & recreation facilities. If you love trails? The Devonian trail system leads you right to the U of A Botanical Gardens, Hike/Bike the River Vally Alliance trail system heading west into Edmonton & Ft Sask. 5 Min drive to Devon for all your shopping, As well as Devon's Voyageur Park facilities & trail system. 20 min drive to the International Airport, City Edmonton or Spruce Grove! As For this Lot !! Where can you find a Large Lot for this price Near a River & Amazing Recreational area?? You just Did!! Check out this subdivision, parks, schools, golf courses & the town of Devon! This could be the Spot for that Acreage life you have been waiting for!!



Listing Presented By:



Originally Listed by:  
Century 21 Leading

clayton.kostuik@century21.ca  
<https://clayton-kostuik.c21.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

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