



Rural Parkland County Alberta

\$6,023,000

Exceptional Residential Development Opportunity! Located immediately north of HWY 16 and approximately 500 metres east of HWY 60, this 54.87+/- acre parcel offers a rare opportunity within the HWY 16/HWY 60 corridor, adjacent to the Acheson Industrial Area and just minutes from Edmonton, Spruce Grove, and Stony Plain. Situated within the Big Lake Area Structure Plan, the property benefits from excellent regional access, high visibility, and a strategic location in one of the regions key growth corridors. Significant due diligence work has been completed over several years, including geotechnical investigations, hydrogeological studies, stormwater planning, engineering reviews, groundwater monitoring, and servicing analysis. Extensive background information is available to assist purchasers in evaluating future development opportunities. Municipal water and sewer infrastructure are located within the surrounding area, and the property enjoys convenient access from Highway 16 and Highway 60. A unique opportunity to acquire a strategically located land holding with substantial preliminary development due diligence already completed, providing a significant head start for future development planning. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<http://www.victormorozcommercial.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.