# Rural Parkland County Alberta

$1,400,000

This amazing 71.82 acres property located on RR 271 (PIONEER ROAD) between GARDEN VALLEY ROAD (Hwy 627) and GRAMINIA ROAD (TWPR 511) in Parkland County. Country residential zoning, it is located in the thick of dozens of existing country residential subdivisions. These lands can also be subdivided into acreage subdivision with country approvals. This excellent property has two storey home which sits on front portion of these lands closer to RR 271, 4+1 Bedrooms main floor laundry, gas fireplace, spacious kitchen, partially finished basement, double attached garage. Recent upgrades includes new shingles, and new shingles in 2023, New flooring and new paint in 2022, Hot water tank was replaced about 5 years ago. Great investment property to develop & meantime to live for your country living. it offers quick and easy access to Edmonton and Edmonton international airport via paved Roads (RR 271, Garden Valley Road, Garminia road, Hwp 60 all are paved) (id:6769)

Living room 4.54 m X 4.58 m
Dining room 4.04 m X 2.61 m
Kitchen 4.09 m X 2.82 m
Den 3.03 m X 2.95 m

Primary Bedroom 4.25 m X 3.66 m
Bedroom 2 3.04 m X 2.71 m
Bedroom 3 3.15 m X 2.74 m
Bedroom 4 3.34 m X 2.96 m

Listing Presented By:

Originally Listed by:
Century 21 All Stars Realty Ltd

**RE/MAX River City**

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.