



## Rural Parkland County Alberta

\$718,000

A rare large parcel opportunity offering 150.26+/- Acres in a high demand recreational corridor. Located directly beside Wabamun Lake Provincial Park and just 35 minutes from West Edmonton, this property is ideally positioned for a wide range of future development possibilities. With a mix of open land, treed areas, natural clearings and a large pond on the east side of the property, the site offers strong potential for destination style projects, recreation based development, campground or RV resort concepts, commercial ventures, or long term investment holding. The property includes a water well and livestock hydrants from its former use as a small cattle operation, offering existing water access. Rolling topography, easy access and desirable proximity to the lake and provincial Park make this a truly unique offering. Zoned AG. An exceptional opportunity for visionaries, developers, and investors looking for a large tract of land in a prime location with endless potential. \*GST is Applicable (id:6769)

Listing Presented By:



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Royal LePage Noralta Real Estate

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



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