



## 51047 RGE RD 221 Rural Strathcona County AB

\$254,999

Only 12 minutes drive to Sherwood Park lies the land for your future dream home. As the LAST LOT in Parklane Estates, this FULLY WOODED 3.09 acre lot offers unparalleled privacy. With POWER AND GAS AT THE PROPERTY LINE, you have the opportunity to clear the land as much as you'd like to ensure the perfect orientation of your home. With FULLY PAVED ROADS from the highway right up to the property, you'll never have to worry about the hassles of gravel roads and being the last to have snow cleared, affording you the tranquility of being in the country alongside the proximity of amenities. Just around the corner from NORTHERN BEAR GOLF club, and nestled between Beaumont, Tofield, and Sherwood Park, you can get anywhere you need with ease. Parklane Estates is surrounded by well kept properties generally in the \$500,000-\$900,000 range.

Listing Presented By:



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MaxWell Devonshire Realty

keri@keriharstad.com  
<https://www.keriharstad.com>

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
jmattie@telusplanet.net