



## 14 51315 Range Road 262 Rural Parkland County AB

\$999,500

30 ACRES - NOT IN A SUB-DIVISION & ready for you to sub-divide or build your dream home. This gorgeous land is only a 5 minute drive to (West) Anthony Henday! - The property presents a combination of Grassland areas, Open Meadows & quiet wooded trails & natural treed areas plus this land has been tested (Shelby Report) in 6 different areas for septic, water table, etc. should you decide to subdivide. The 30 acres is zoned Country Residential for future development of 2 acre minimum to 10 Acre maximum parcels or simply build your dream home!! Found in a paved Cul-de-sac location, plus the entrance to the 30 acres has been culverted with a double driveway to enter onto the Gorgeous land & all paved to the 30 Acres too. GST may be applicable. Visit REALTOR(R) website for additional information.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

cherylgaulden7@gmail.com  
<http://www.cherylgaulden.realtor>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca