



## Rural Parkland County Alberta

\$618,750

Incredible 17.8 Acres! Prime Location with Stunning River View and backing onto a Natural Conservation District, ensuring privacy and beauty. Zoned as Country Residential, this property offers subdivision potential minimum 2 acre parcels up to 10 acre parcels. The property features new electrical, easy access to Highway 60, and is just a stone's throw from the town of Devon the U of A Botanical Gardens. A rare find, this affordable gem is priced to sell—the perfect place to build your dream home or explore various opportunities! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)