



## 53026 HGHWAY 31 45 Rural Parkland County AB

\$174,900

Welcome to your perfect getaway in Singing Hills, just an hour west of Edmonton! This stunning lot is ready to be your private retreat or the foundation for your dream development. The property features a meticulously constructed 200' long by 16' wide driveway that leads to a spacious 40' by 60' parking pad, providing ample space for vehicles, RVs, or future structures. The driveway and parking pad are built to last, with a roadway geo-textile membrane installed atop a compacted clay surface, covered by 10 inches of compacted 40mm aggregates. This solid foundation ensures durability and stability for years to come. The entire perimeter of the lot is securely fenced with a 4-foot fence, complete with a gate, offering privacy and peace of mind. Whether you're looking to develop or simply enjoy a serene spot close to Lake Wabamun, this property is a rare opportunity!

Listing Presented By:



Originally Listed by:  
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