



## Rural Parkland County Alberta

\$525,000

Welcome to 16.26 acres of beautiful rolling farmland located at 51022 Range Road 263, Spruce Grove. Situated on pavement and just a half mile from the North Saskatchewan River, this exceptional parcel offers scenic views, privacy, and year-round access. All services are available to the property line, making it ready for you to build your dream estate home or ideal horse property. Conveniently located approximately 2 km from Devon and under 10 km from Edmonton, this property provides peaceful country living with quick access to city amenities. The land is also part of an approved conceptual scheme allowing for future subdivision, offering excellent long-term investment potential. A rare opportunity to secure premium acreage in a highly desirable location. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Arteam Realty



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