



## Rural Parkland County Alberta

\$1,300,000

This amazing 71.82 acres property located on RR271 (PIONEER ROAD) between GARDEN VALLEY ROAD (HWY627) and GRAMINIA ROAD (TWP.511) in Parkland County. COUNTRY RESIDENTIAL ZONING, it is located in the thick of dozens of existing country residential subdivisions. This property can also be subdivided into a COUNTRY RESIDENTIAL SUBDIVISION with COUNTY approvals. This excellent property has two-storey home which sits on front portion of these lands closer to RR 271. 4+1 beds, main floor Laundry, gas fireplace, spacious kitchen, partially finished basement double attached garage. Upgrades in the last some time includes NEW SHINGLES in 2023, NEW FLOORING and NEW PAINT in 2022, HOT WATER tank was replaced about 7 years ago. Great investment property to develop and in the meantime to enjoy your country living. It offers quick and easy access to Edmonton International Airport via paved RR 271, Garden Valley Road Graminia Road and Hwy 60 - are all paved roads. (id:6769)

Living room 4.56 m X 5.07 m

Dining room 4.04 m X 2.6 m

Kitchen 4.14 m X 2.89 m

Den 3.03 m X 2.93 m

Laundry room 1.44 m X 2.44 m

Primary Bedroom 4.27 m X 3.69 m

Bedroom 2 3.37 m X 2.98 m

Bedroom 3 3.14 m X 2.76 m

Bedroom 4 3.04 m X 2.72 m

Listing Presented By:



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