



## Rural Parkland County Alberta

None

**\$4,200,000**



Prime Country Residential Acreage with Future Subdivision Potential. An exceptional opportunity to acquire a strategically located parcel of land just off Highway 16, ideally positioned between Spruce Grove and Edmonton. This prime location offers the perfect blend of rural tranquility and urban accessibility, only a 15-minute drive to either city. Surrounded by estate homes and established subdivisions, the property sits in a highly sought-after corridor that continues to see strong residential growth. With significant future subdivision potential, this is an excellent opportunity for developers, investors, or those looking to build a private estate with long-term upside. The property includes a single-family detached home, a double garage, and several outbuildings, currently rented out and generating steady income. The property is currently districted as CR-Country Residential which has a minimum lot size of 2 acres. However, the Big Lake Area Structure Plan does support smaller lot sizes in this area. (id:6769)

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