

# **\$1,800,000 - Lot 1 Twp Rd 21 Rr 510, Rural Parkland County**

MLS® #E4412153

**\$1,800,000**

0 Bedroom, 0.00 Bathroom,

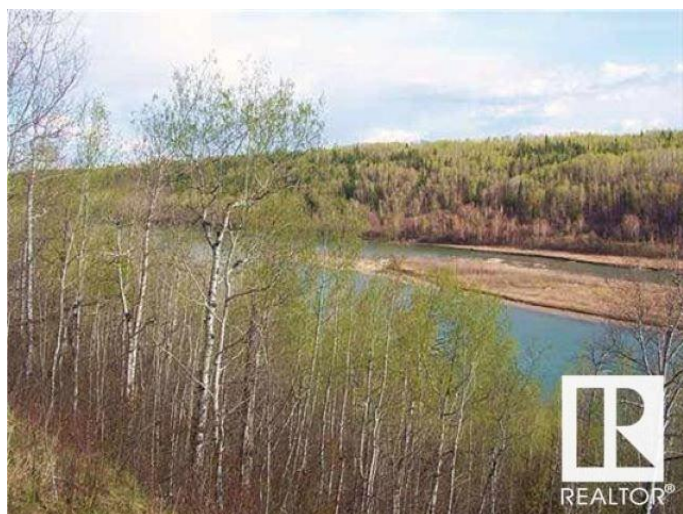
Rural on 65.11 Acres

None, Rural Parkland County, AB

Looking for that BREATH TAKING MILLION DOLLAR VIEW? Here it is!! OPPORTUNITY IS KNOCKING!!! Zoned ANC. The ultimate oasis overlooking the North Saskatchewan River with over 266 meters of River Frontage. Embankment overlooks the river with additional land below to the river's edge. Trees, ravines and wildlife are your neighbors. Only 30 minutes from 199 Street and 23 Avenue intersection. Your private home or recreation spot - year round! Great Discretionary uses subject to approval - Tourist Campground, Community Recreation Services, Outdoor Participation, Recreation Services to name a few. This parcel = 65.11 acres +/- . Pavement except for last mile is gravel. Roads well maintained for commuters, school buses. Services available to property line. GST may be applicable. Additional photos and Drone coverage available shortly.

## **Essential Information**

MLS® #	E4412153
Price	\$1,800,000
Bathrooms	0.00
Acres	65.11
Type	Rural



Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Lot 1 Twp Rd 21 Rr 510
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Z 1X5

### Exterior

Exterior Features	Golf Nearby, Private Fishing, River Valley View, Shopping Nearby, Treed Lot, See Remarks
-------------------	--

### Additional Information

Date Listed	October 29th, 2024
Days on Market	265
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 21st, 2025 at 3:18pm MDT