

## \$329,975 - 553zz Range Road 201, Rural Lamont County

MLS® #E4393849

**\$329,975**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.78 Acres

None, Rural Lamont County, AB

Beautiful 40 acre parcel 1 minute south of Hwy 15 close to Lamont, Bruderheim, Fort Saskatchewan, Elk Island N.P. and Alberta's Industrial Heartland! This is the northerly of 3 contiguous parcels that together total ~120 acres. All three parcels of 40 acres each are listed for sale, as separate listings. ZONED Heartland Agriculture Industrial - so permitted uses are broad, including light industrial possibilities, farming, BUILDING A DREAM HOUSE and HOBBY FARM. Oil wells pad site pays annual surface lease rental of \$4300. Hayfield is currently hayed on a bale share arrangement by informal tenancy. Small cultivated piece in NE corner. Beautiful land with trees, privacy, and lots of OPPORTUNITY.



### Essential Information

MLS® #	E4393849
Price	\$329,975
Bathrooms	0.00
Acres	39.78
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	553zz Range Road 201
---------	----------------------

Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

## Exterior

Exterior Features	Private Setting
Lot Description	200 m X 800 m

## Additional Information

Date Listed	June 21st, 2024
Days on Market	303
Zoning	Zone 60

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 April 19th, 2025 at 10:47pm MDT