

# **\$2,200,000 - Lot 1 Twp Rd 21 Rr 510, Rural Parkland County**

MLS® #E4412153

**\$2,200,000**

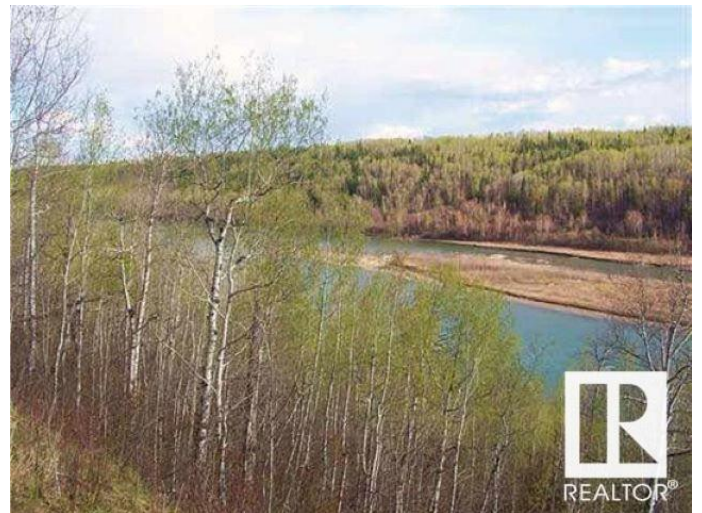
0 Bedroom, 0.00 Bathroom,  
Rural on 65.11 Acres

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     | \$2,200,000 |
| 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 | 171                |
| Zoning         | Zone 90            |

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Listing information last updated on April 18th, 2025 at 10:47am MDT