

# 68.95 ACRES COUNTRY RESIDENTIAL DEVELOPMENT LAND

**RE/MAX**  
COMMERCIAL



Range Road 21, Parkland County | Alberta

**\$ 1,099,000**

- Partially treed parcel with a natural water feature and extensive green space with easy access to Highway 16.
- A substantial amount of work has been performed related to a Country Residential subdivision.
- Numerous country residential developments surround this property.
- Adjacent to an established equestrian centre and minutes from Stony Plain and Spruce Grove.
- The Edmonton area's nicest lakes including Wabamun and Lac St. Anne are within 15 minutes driving distance.

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## DETAILS

Address	Range Road 21, Parkland County
Legal	SE-11-53-2-5
Lot Size	68.95 Acres
Zoning	CR (Country Residential)
Services	Rural Standard
Due Diligence Documents Available	<ul style="list-style-type: none"> <li>- Environmental Report (2014)</li> <li>- Hydrogeologic Report (2015)</li> <li>- Geotechnical Report (2015)</li> <li>- Proposed Subdivision (2015)</li> </ul>

**PRICE**     \$1,099,000

**TAXES**    \$6,080 (2018 actual)





Parkland County is a rural community that offers a vibrant atmosphere with an assortment of country residential acreages and farming properties. The idyllic setting offers country charm with easy access to city amenities.

Owners will have the ability to operate a hobby farm, own horses and enjoy the benefits of living in a private area while being in proximity to schools and shopping with commute times of 10 minutes from Stony Plain and 25 minutes from Edmonton.



## CONTACT US

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