

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

\$450,000 - Sw-28-53-6- W5, Rural Parkland County

MLS® #E4412022

\$450,000

0 Bedroom, 0.00 Bathroom,
Rural on 184.58 Acres

None, Rural Parkland County, AB

184.58 acres of fenced & cross fenced land that touches onto Lake Isle at the back of the property. Seller recently spent \$70,000 on fencing. Great set up for cattle with a creek going through the middle of the property top to bottom. Average pasture of 40 cows/calf. If you are thinking of leasing the land for pasture it could bring in an additional value of \$5,000. There is a small dug out. The raised area would be a great place to build a home and have a view of Lake Isle. Power is close by. You can see the power line on the north side of property. Gas Co-op pipeline is across Hwy 633 on north side. Seller belongs to the Alus Parkland program and receives \$1,600 per year in revenue. To review what the Alus program is all about google ALUS PARKLAND. You are not tied to this program. It is optional.

Essential Information

MLS® #	E4412022
Price	\$450,000
Bathrooms	0.00
Acres	184.58
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



Community Information

Address Sw-28-53-6- W5
Area Rural Parkland County
Subdivision None
City Rural Parkland County
County ALBERTA
Province AB
Postal Code T0E 1H0

Exterior

Exterior Features Backs Onto Lake, Fenced

Additional Information

Date Listed October 28th, 2024
Days on Market 159
Zoning Zone 70

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 5th, 2025 at 12:02pm MDT