

# \$940,000 - 4012 Highway 16, Rural Parkland County

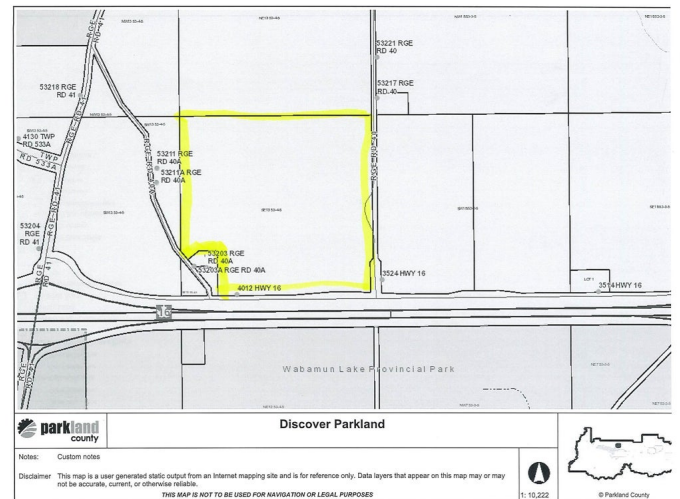
MLS® #E4417595

**\$940,000**

3 Bedroom, 2.50 Bathroom, 1,515 sqft  
Rural on 142.41 Acres

None, Rural Parkland County, AB

142 Acres- 2 Large Shops all necessary power and heat installed. 2 rental units, Large 3 level split home with 3 Bedrooms, Large living room, Family room, Laundry Room, Newer Windows, Furnace and Hot Water Tank, double car garage (27X22) With both shops there is plenty of space for Trucks, Business, Automotive, or just lots of toys. 220 wiring, Heated and more. 1 Shop- 48 X 40 other Shop 78 X 61. Pond on property has been stocked in previous years. Wabamun Provincial Park right across the highway. Alta Link Lease and Trailer Lease add \$1000 per year income each. Lots of space for a potential business, Easy Access to Highway. Gravel Sale Potential.



Built in 1979

## Essential Information

MLS® #	E4417595
Price	\$940,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,515
Acres	142.41
Year Built	1979



Type	Rural
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	4012 Highway 16
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### **Amenities**

Features	No Smoking Home, Parking-Extra, Workshop, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Picnic Area, Recreation Use, Schools, Shopping Nearby, Subdividable Lot, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	85
Zoning	Zone 70

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Listing information last updated on April 5th, 2025 at 9:02am MDT