

# FOR SALE

**149 ACRES RESIDENTIAL DEVELOPMENT LAND**  
**RANGE ROAD 12 PARKLAND COUNTY | ALBERTA**

**LIST PRICE OF \$1,395,000 (\$9,362/AC)**



HUGHES  
COMMERCIAL  
REALTY GROUP



**3 MIN. DRIVE TO STONY PLAIN**



**1 MIN. DRIVE TO HIGHWAY 16A**



**THE PROPERTY IS LOCATED 5 MINUTES FROM:**

A NEW BIG-BOX RETAILER PENDING ON 20 ACRES IN  
THE STONY PLAIN POWER CENTRE ⓘ

## PROPERTY HIGHLIGHTS

- Immediate development opportunity on ± 149 acres 5 minutes west of Stony Plain in Parkland County
- Approvals to subdivide up to 50 residential acreage lots that are able to be reactivated
- Great location being the closest CR - Country Residential zoned development parcel to Stony Plain
- Significant number of walkout lots with much of the natural landscaping lending itself to the creation of this highly sought after acreage style build. The landscape features beautiful treed areas with rolling hills and strategic water features
- Available reports include TIA, Geo-Technical, Stormwater Management and Phase 1 ESA

**Darin Luciw**

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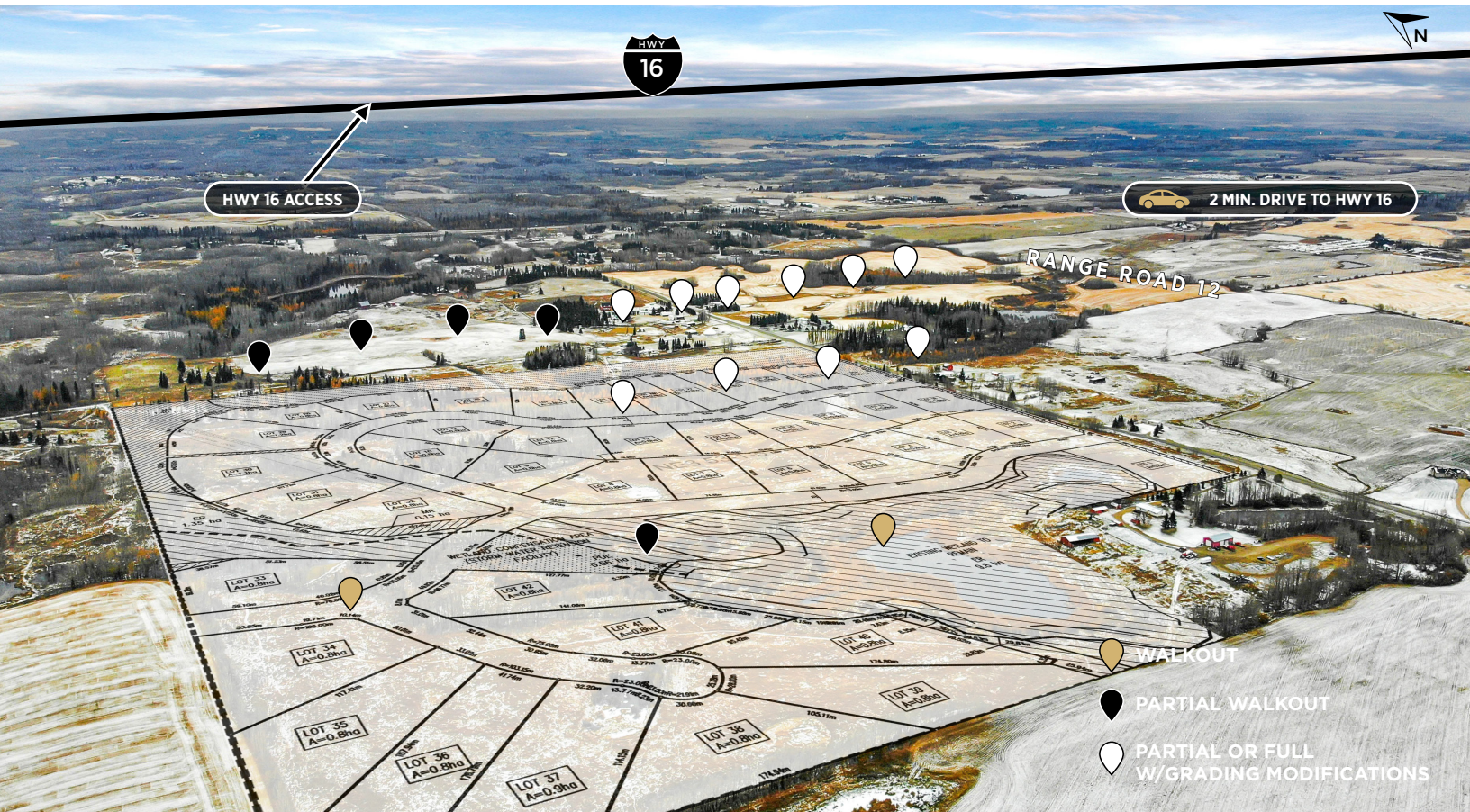
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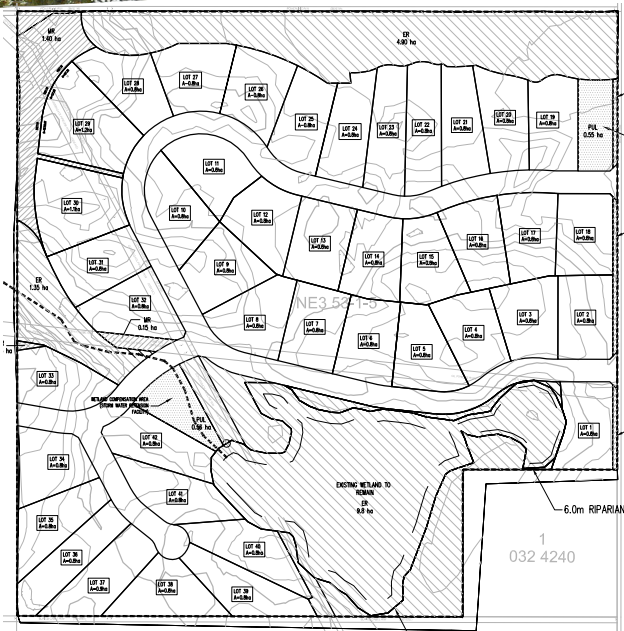


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## TOPOGRAPHIC LOT LAYOUT



### LEGEND:

	ER (ENVIRONMENTAL RESERVE)		PLAN AREA
	MR (MUNICIPAL RESERVE)		EXISTING DRAINAGE COURSE
	PUL		EXISTING MAJOR CONTOURS
			EXISTING MINOR CONTOURS
			EXAMPLE BUILDING FOOTPRINT (2900 SQ.FT.)

## PROPERTY DETAILS

ADDRESS	RANGE ROAD 12   PARKLAND COUNTY, AB
LEGAL	3-53-1-5 NE
SITE AREA	± 149 ACRES
SERVICES	RURAL STANDARD
AREA STRUCTURE PLAN	GLORY HILLS ASP
ZONING	CR - <u>COUNTRY RESIDENTIAL</u>

## AVAILABLE REPORTS

- ☒ TRAFFIC IMPACT ASSESSMENT
- ☒ GEO-TECHNICAL
- ☒ PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
- ☒ STORMWATER MANAGEMENT
- ☒ DOMESTIC GROUNDWATER EVALUATION



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## DRIVE TIMES

Stony Plain	3 Minutes
Spruce Grove	8 Minutes
Acheson	15 Minutes
West Edmonton	20 Minutes
St. Albert	25 Minutes
D'Town Edmonton	35 Minutes



## ABOUT PARKLAND COUNTY

Parkland County, located just west of the City of Edmonton, is a vibrant and robust community that offers a wide range of experiences for residents, visitors and local businesses. The idyllic setting offers country charm with easy access to city amenities.

With a population of over 30,000, this rural community offers a distinctively vibrant atmosphere with an assortment of country residential acreages, farming properties, and a diverse range of small and large businesses.



POPULATION (2024)

**33,671**



GROWTH RATE (TRAILING 5 YEARS)

**1.24%**



AVERAGE HOUSEHOLD INCOME (10KM RADIUS - 2024)

**\$134,229**



AVERAGE SINGLE FAMILY HOME PRICE (TRAILING 12 MONTHS)

**\$424,515**



**For up-to-date economic & demographic information please visit [www.parklandcounty.com](http://www.parklandcounty.com)**

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

**VIEW MORE PROPERTY LISTINGS AT [WWW.HCRGROUP.CA](http://WWW.HCRGROUP.CA)**



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