

FOR SALE

149 ACRES RESIDENTIAL DEVELOPMENT LAND

RANGE ROAD 12
PARKLAND COUNTY | ALBERTA

RE/MAX
COMMERCIAL



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 amount 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 ESA Phase I

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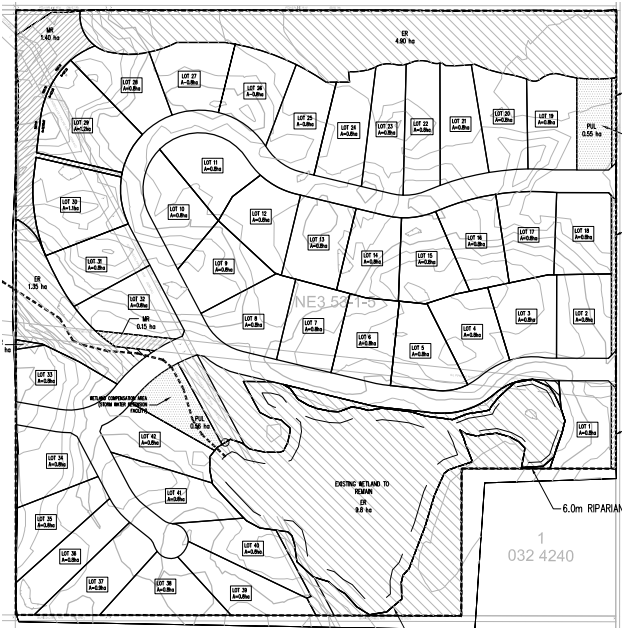
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- WALKOUT
- PARTIAL WALKOUT
- PARTIAL OR FULL W/GRADING MODIFICATIONS

LISTED PRICE: \$1,395,000

TOPOGRAPHIC LOT LAYOUT



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

PROPERTY DETAILS

ADDRESS	RANGE ROAD 12 PARKLAND COUNTY ALBERTA
LEGAL ADDRESS	WEST OF THE 5TH, RANGE 1, TOWNSHIP 53, SECTION 3, NW QUARTER
SITE AREA	± 149 ACRES
ZONING	CR - COUNTRY RESIDENTIAL (PARKLAND COUNTY ZONING BYLAW)

AVAILABLE REPORTS

- T1A
- GEO-TECHNICAL
- ESA PHASE 1
- STORMWATER MANAGEMENT

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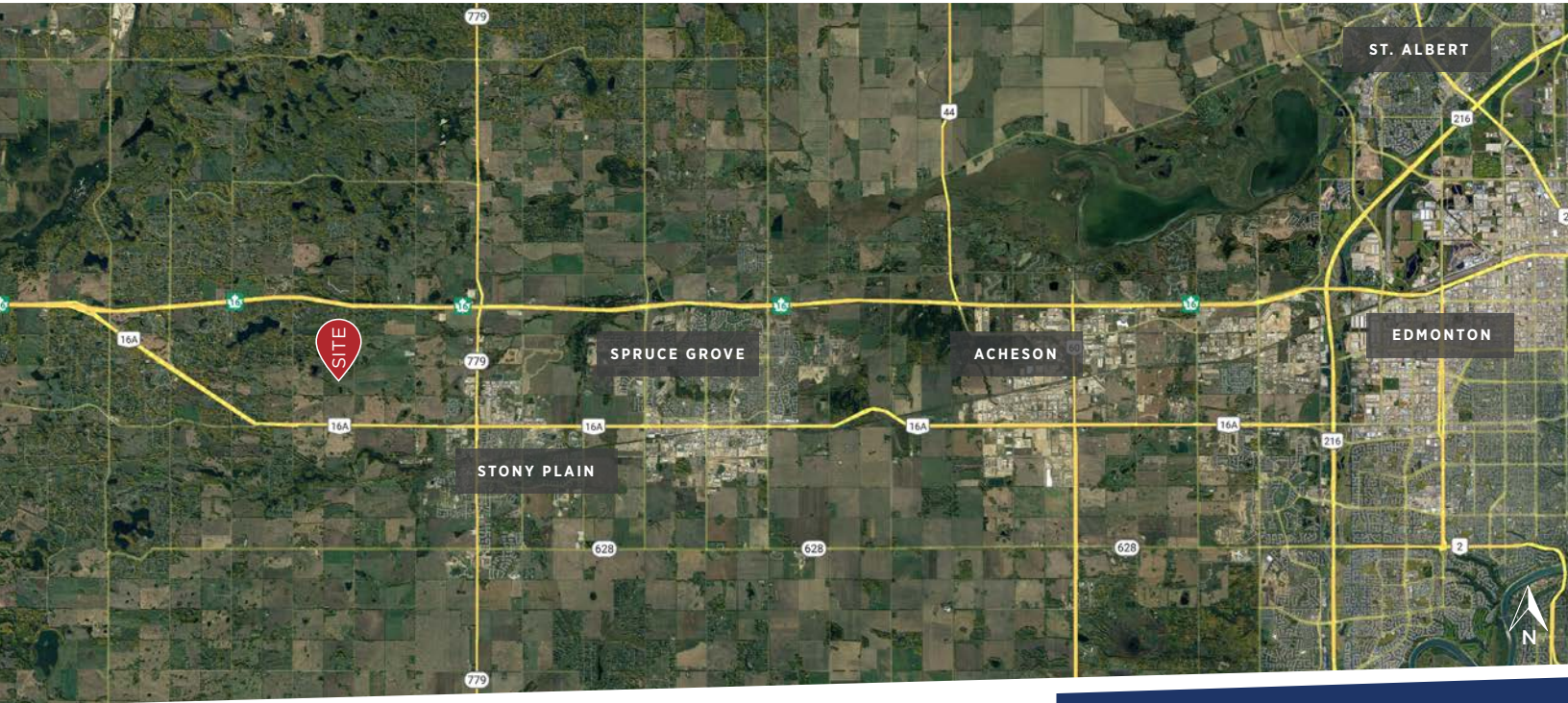
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DOWNTOWN EDM 35 MINS
ST. ALBERT 24 MINS

WEST EDM 20 MINS
ACHESON 15 MINS

SPRUCE GROVE 10 MINS
STONY PLAIN 5 MINS



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 (2021 - 10KM) **42,464**



GROWTH RATE (2021/2026 - 10KM) **+2.1%**



AVERAGE HOUSEHOLD INCOME (2020 - 10KM) **\$121,338**



AVERAGE SINGLE FAMILY HOME PRICE (2020) **\$619,900**

For up-to-date economic & demographic information please visit 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/Tenant.

Edmonton's **ONLY** RE/MAX Commercial Office

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