

# 160 Acres of Transitional Land with Imminent Urban Potential

An opportunity to acquire prime transitional land in St. Albert, strategically positioned for both current agricultural use and future urban development. Perfect for long-term investors, developers, or agricultural entrepreneurs.

*54217 Range Road 260, St Albert, Alberta*

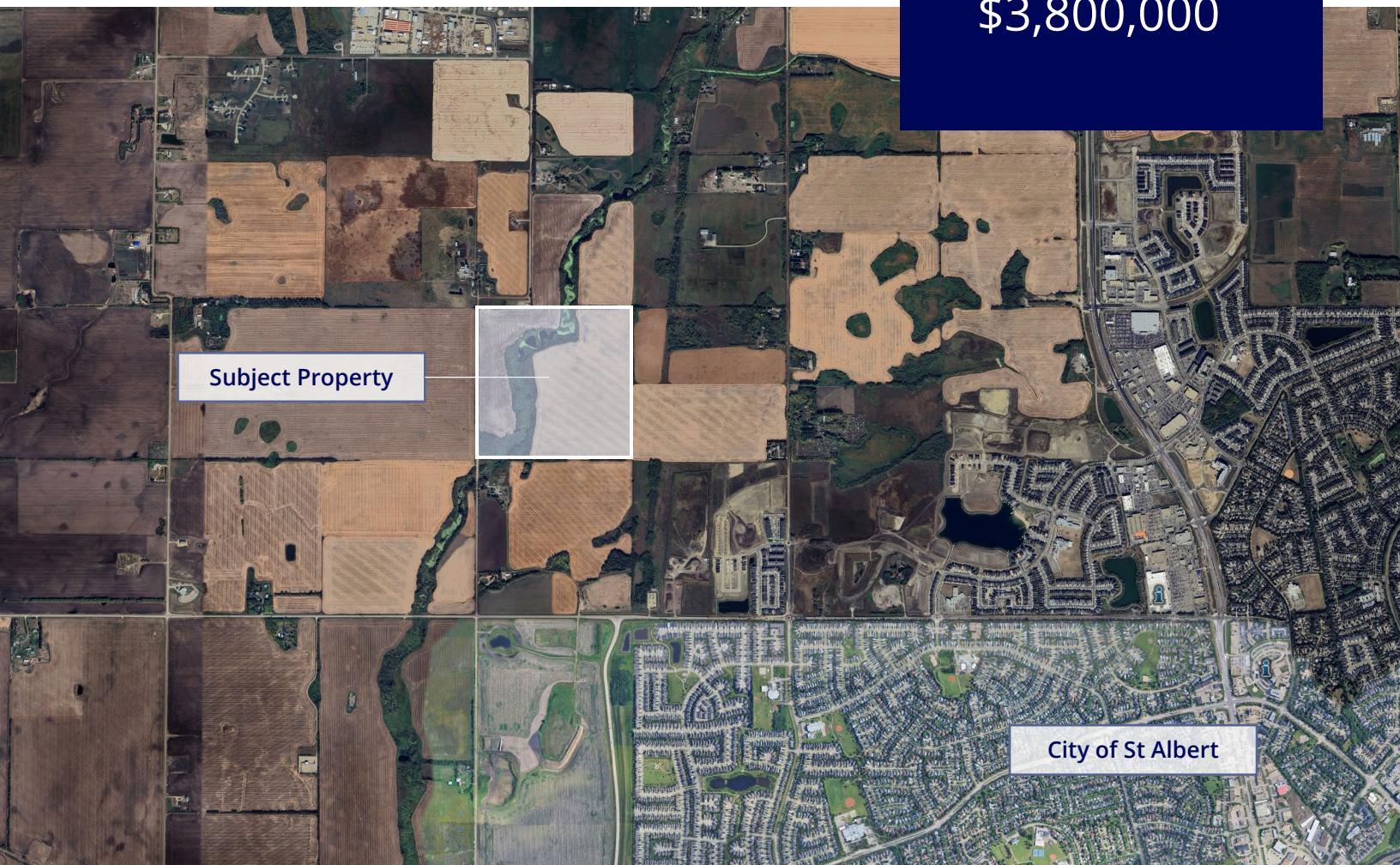
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Asking Price:

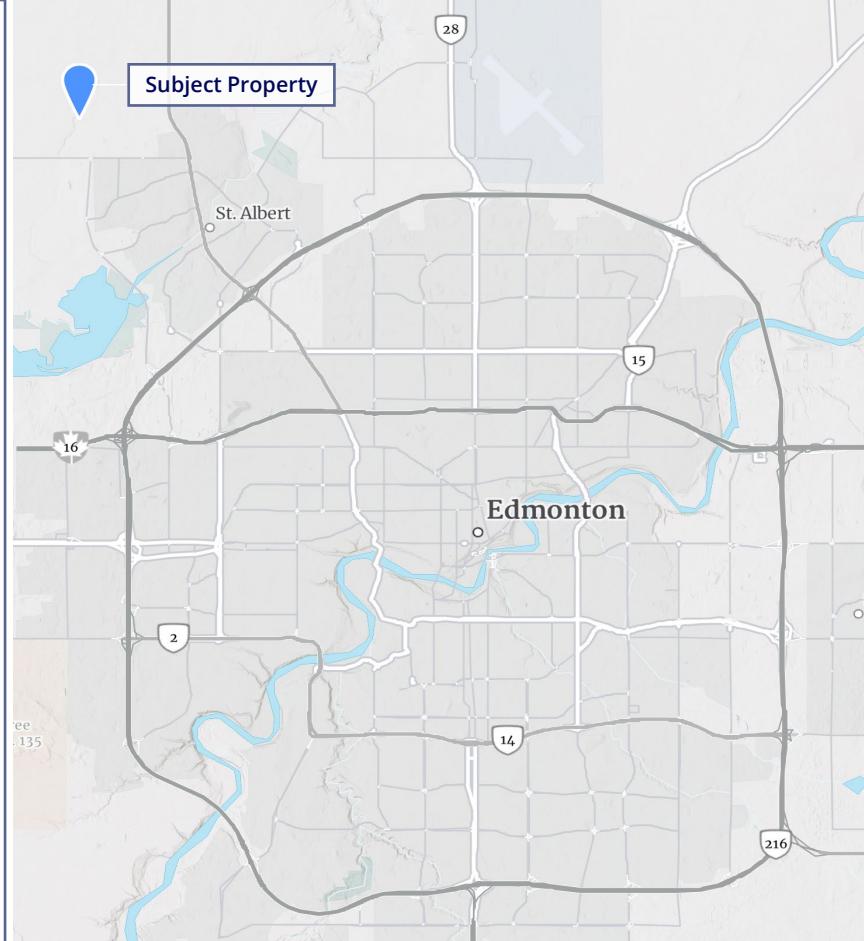
**\$3,800,000**



Discover 160 acres of prime transitional land in St. Albert, strategically positioned for both current agricultural use and future urban development. Zoned TRN, this property offers flexibility for a range of discretionary uses.

Located just off Range Road 260 and Township Road 543, the parcel provides convenient access to major routes and is minutes away from local businesses and recreational amenities.. Whether you're looking to expand agricultural operations or secure a long-term investment in one of Alberta's fastest-growing regions, this property is your gateway to opportunity.

## DETAILS



<b>Address</b>	54217 Range Road 260
<b>Legal Address</b>	NW 18 54 25 W4
<b>Land Area</b>	160 Acres
<b>Zoning</b>	Transitional (TRN)
<b>Assessment (2025)</b>	\$32,300
<b>Tax Levy (2025)</b>	\$363.68
<b>Permitted Uses</b>	Agriculture, agriculture accessory building, animal health, dugout, dwellings, farm help accommodation, group home, home-based business, secondary suites, supportive living accommodation and accessory development to any permitted use.
<b>Discretionary Uses</b>	Agricultural support, intensive agriculture, animal grooming, animal health, animal service, auctions, cannabis production and distribution, community garden, congregate housing, construction service, dwellings, equestrian facility, event venue (rural), home based business, public utility building, sod farm, storage facility, topsoil processing and sales and accessory development.

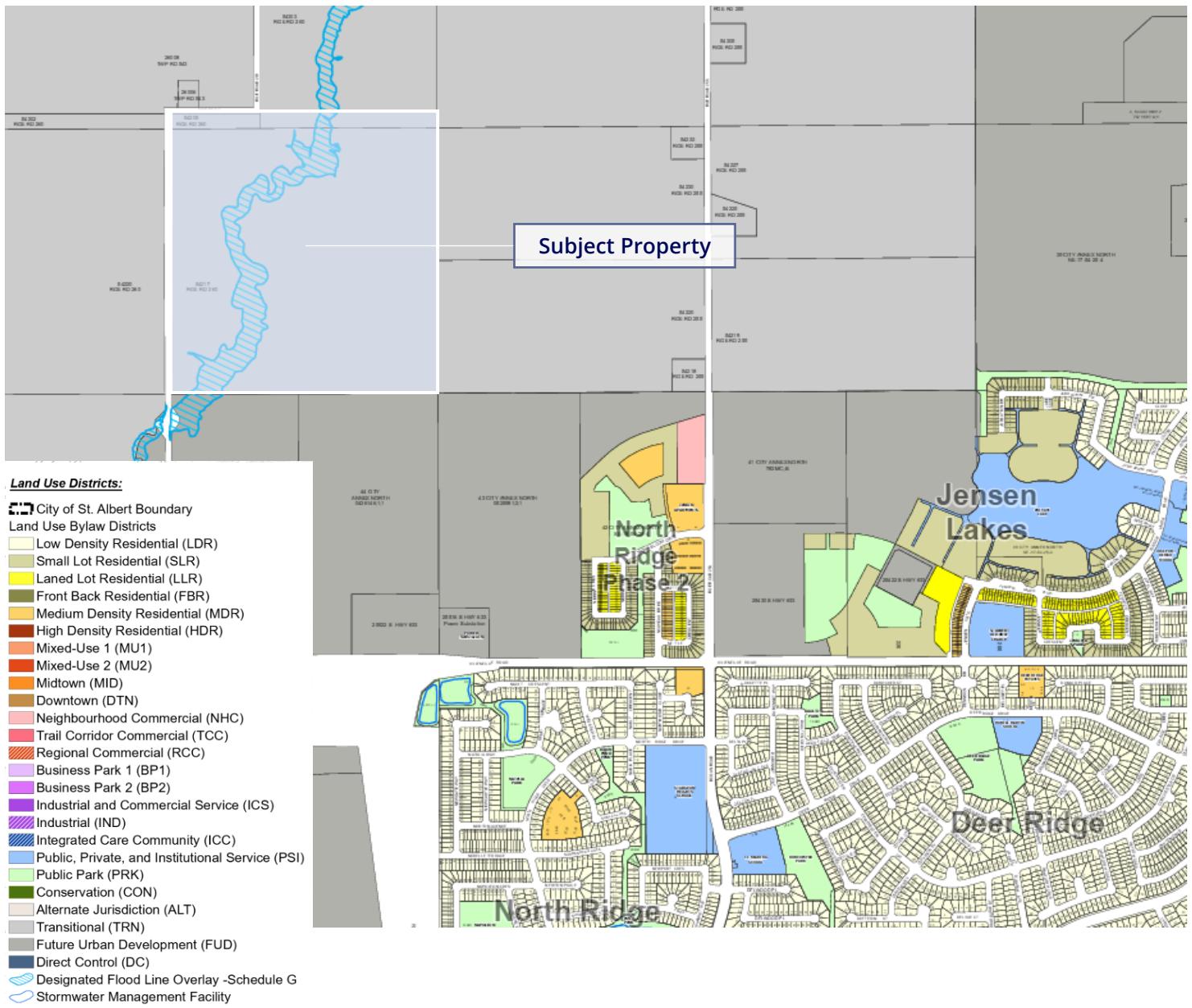
## DEMOGRAPHICS (within a 5 km radius)

Population  
**88,060**

Projected Population  
**92,217**

Median Age  
**41.2**

Household Income  
**\$191,171**





## Edmonton's Investment Team:

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