

Colliers

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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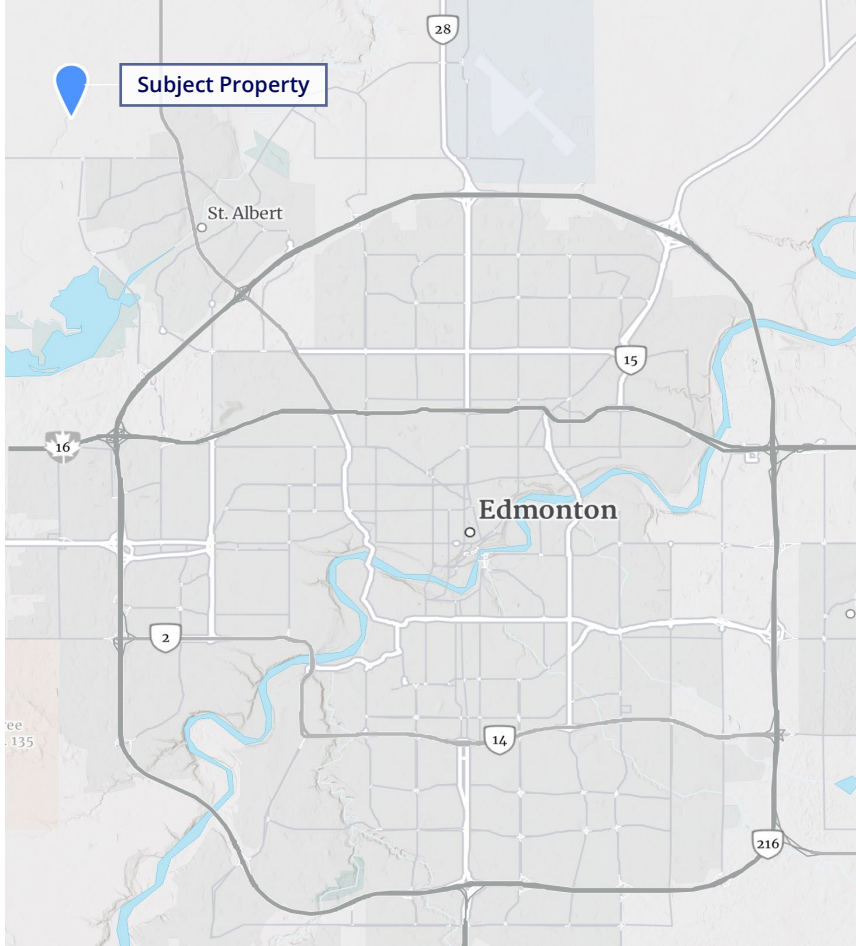
Asking Price:

\$3,800,000

Subject Property

City of St Albert

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

Address	54217 Range Road 260
Legal Address	NW 18 54 25 W4
Land Area	160 Acres
Zoning	Transitional (TRN)
Assessment (2025)	\$32,300
Tax Levy (2025)	\$363.68
Permitted Uses	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.
Discretionary Uses	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

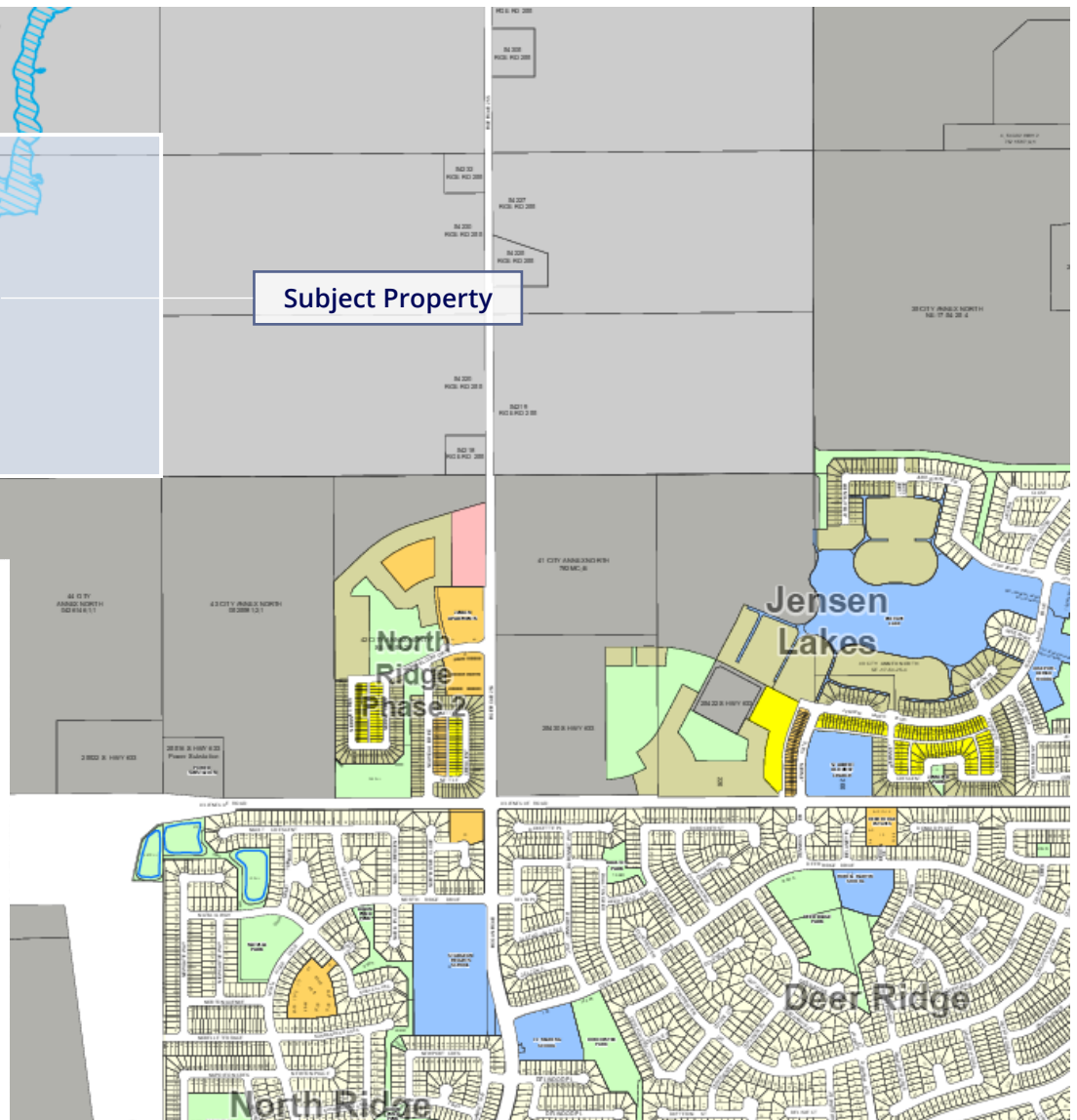
Median Age
41.2

Household Income
\$191,171

Subject Property

Land Use Districts:

- City of St. Albert Boundary
- Land Use Bylaw Districts
 - Low Density Residential (LDR)
 - Small Lot Residential (SLR)
 - Laned Lot Residential (LLR)
 - Front Back Residential (FBR)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - Mixed-Use 1 (MU1)
 - Mixed-Use 2 (MU2)
 - Midtown (MID)
 - Downtown (DTN)
 - Neighbourhood Commercial (NHC)
 - Trail Corridor Commercial (TCC)
 - Regional Commercial (RCC)
 - Business Park 1 (BP1)
 - Business Park 2 (BP2)
 - Industrial and Commercial Service (ICS)
 - Industrial (IND)
 - Integrated Care Community (ICC)
 - Public, Private, and Institutional Service (PSI)
 - Public Park (PRK)
 - Conservation (CON)
 - Alternate Jurisdiction (ALT)
 - Transitional (TRN)
 - Future Urban Development (FUD)
 - Direct Control (DC)
 - Designated Flood Line Overlay - Schedule G
 - Stormwater Management Facility





Edmonton's Investment Team:

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