

# **\$399,000 - 48 Avenue And 46 Street, Rural Barrhead County**

MLS® #E4433435

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 12.07 Acres

None, Rural Barrhead County, AB

12 Acres of Prime development Land touching onto the developed town limits of Barrhead overlooking the Paddle River Valley. Located at the South East edge of the town limits this property offers Privacy, Views and the hard to find size for endless options in Residential development. These may include Gated Senior condo housing, Multi family Apartments, Re sale condo's, Modular Home Park or Premier Large lot single family residential as the current neighboring properties are. That's roughly 20 to 24 half acre lots in itself with the ability to garner a premium price with many interested parties. Possibilities are endless and the timing is right for this Returnable Investment.

## **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4433435        |
| Price     | \$399,000       |
| Bathrooms | 0.00            |
| Acres     | 12.07           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## **Community Information**



|             |                         |
|-------------|-------------------------|
| Address     | 48 Avenue And 46 Street |
| Area        | Rural Barrhead County   |
| Subdivision | None                    |
| City        | Rural Barrhead County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7N 1A5                 |

### Exterior

Exterior Features Private Setting, River Valley View, Subdividable Lot, See Remarks

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 31               |
| Zoning         | Zone 70          |

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Listing information last updated on May 31st, 2025 at 5:17pm MDT