

# \$1,100,000 - 51108 Rge Road 265, Rural Parkland County

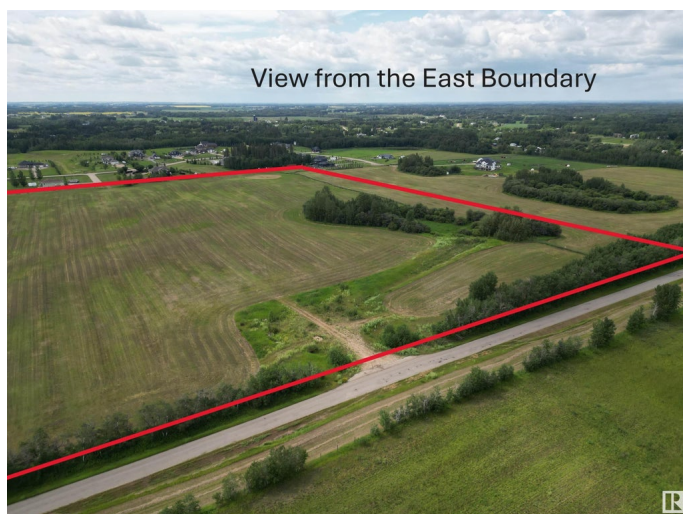
MLS® #E4446801

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.88 Acres

None, Rural Parkland County, AB

40 Acres, rolling open land. Ideal site for your Estate Home or Hobby Farm. Great open rolling meadows, good soil suitable for Market Garden or good pasture to keep a few horses'. This property has COUNTY APPROVAL for a 12 Lot (2-acre parcels) re-subdivision, all ready to go to the next development step. The sellers would consider a PARTNERSHIP ARRANGEMENT with a HOME BUILDER to complete the development. This property is just a short 20 minute drive to west Edmonton or about the same to the International Airport. Devon is 5 minutes across the river. This area is in the Graminia Community School Area(k to 9), school is 2 km's west.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4446801        |
| Price     | \$1,100,000     |
| Bathrooms | 0.00            |
| Acres     | 39.88           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

Address 51108 Rge Road 265



|             |                       |
|-------------|-----------------------|
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1N0               |

## Exterior

Exterior Features   Commercial, Corner Lot, Rolling Land, Subdividable Lot

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 59             |
| Zoning         | Zone 90        |

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Listing information last updated on September 6th, 2025 at 4:32pm MDT