

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

## **\$450,000 - Sw-28-53-6- W5, Rural Parkland County**

MLS® #E4412022

**\$450,000**

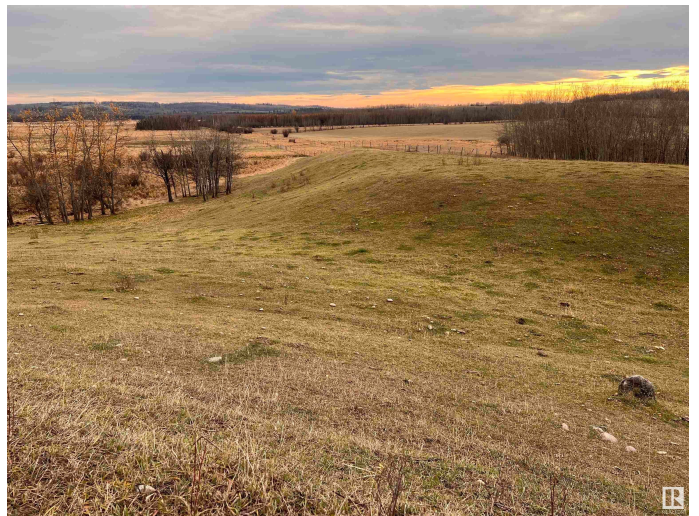
0 Bedroom, 0.00 Bathroom,  
Rural on 184.58 Acres

None, Rural Parkland County, AB

184.58 acres of fenced & cross fenced land that touches onto Lake Isle at the back of the property. Seller recently spent \$70,000 on fencing. Great set up for cattle with a creek going through the middle of the property top to bottom. Average pasture of 40 cows/calf. If you are thinking of leasing the land for pasture it could bring in an additional value of \$5,000. There is a small dug out. The raised area would be a great place to build a home and have a view of Lake Isle. Power is close by. You can see the power line on the north side of property. Gas Co-op pipeline is across Hwy 633 on north side. Seller belongs to the Alus Parkland program and receives \$1,600 per year in revenue. To review what the Alus program is all about google ALUS PARKLAND. You are not tied to this program. It is optional.

### **Essential Information**

MLS® #	E4412022
Price	\$450,000
Bathrooms	0.00
Acres	184.58
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



## Community Information

Address	Sw-28-53-6- W5
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 1H0

## Exterior

Exterior Features Backs Onto Lake, Fenced

## Additional Information

Date Listed	October 28th, 2024
Days on Market	137
Zoning	Zone 70

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Listing information last updated on March 14th, 2025 at 3:17am MDT