

# **\$1,890,000 - 30280 Hwy 16a, Rural Parkland County**

MLS® #E4415086

**\$1,890,000**

5 Bedroom, 2.50 Bathroom, 1,879 sqft

Rural on 27.29 Acres

Acheson, Rural Parkland County, AB

This prime 27+ acre property offers endless potential and is currently zoned as Agricultural General District but has been annexed into the Acheson Area Structure Plan. Enjoy the convenience of municipal water on this expansive property, featuring two dwellings and a quonset, providing ample space for your next venture. The main house boasts 1800+ sq ft above grade, with 5 bedrooms, 2.5 bathrooms, and a double attached garage with a convenient breezeway for added storage. The log house is a charming 1000+ sq ft abode with three bedrooms, one bathroom, and a cozy living room to kitchen concept. Situated along Highway 16A and just west of the popular Acheson Industrial area, this property is in a prime location. It provides current revenue streams with opportunity for more, making it an excellent investment opportunity. With plenty of room for your imagination, this unique opportunity could be yours. Donâ€™t miss out on the chance to own this versatile and strategically located property!

Built in 1970

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4415086    |
| Price  | \$1,890,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,879                  |
| Acres          | 27.29                  |
| Year Built     | 1970                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 30280 Hwy 16a         |
| Area        | Rural Parkland County |
| Subdivision | Acheson               |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 6P1               |

### **Amenities**

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Flat Site          |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed November 29th, 2024

Days on Market 151

Zoning Zone 70

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