

\$174,900 - 45 53026 Hghway 31, Rural Parkland County

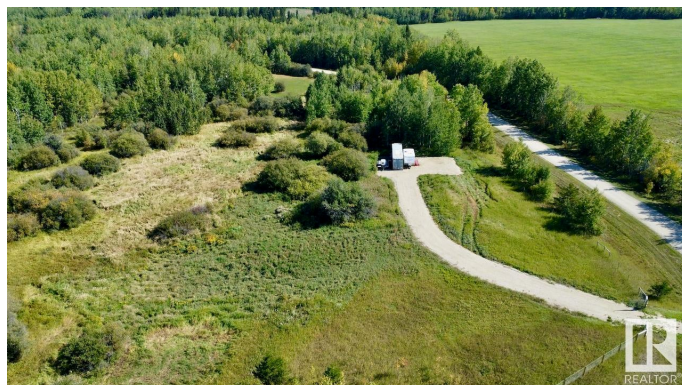
MLS® #E4431138

\$174,900

0 Bedroom, 0.00 Bathroom,
Rural on 4.23 Acres

Singing Hills Estates, Rural Parkland County,
AB

Welcome to your perfect getaway in Singing Hills, just an hour west of Edmonton! This stunning lot is ready to be your private retreat or the foundation for your dream development. The property features a meticulously constructed 200' long by 16' wide driveway that leads to a spacious 40' by 60' parking pad, providing ample space for vehicles, RVs, or future structures. The driveway and parking pad are built to last, with a roadway geo-textile membrane installed atop a compacted clay surface, covered by 10 inches of compacted 40mm aggregates. This solid foundation ensures durability and stability for years to come. The entire perimeter of the lot is securely fenced with a 4-foot fence, complete with a gate, offering privacy and peace of mind. Whether you're looking to develop or simply enjoy a serene spot close to Lake Wabamun, this property is a rare opportunity!



Essential Information

MLS® #	E4431138
Price	\$174,900
Bathrooms	0.00
Acres	4.23
Type	Rural
Sub-Type	Vacant Lot/Land

Status Active

Community Information

Address 45 53026 Highway 31
Area Rural Parkland County
Subdivision Singing Hills Estates
City Rural Parkland County
County ALBERTA
Province AB
Postal Code T0E 2B0

Exterior

Exterior Features Corner Lot, Fenced, Golf Nearby, No Back Lane, Recreation Use

Additional Information

Date Listed April 16th, 2025
Days on Market 13
Zoning Zone 93

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on April 29th, 2025 at 1:02pm MDT