

## \$4,200,000 - 26422 Hwy 16, Rural Parkland County

MLS® #E4435841

**\$4,200,000**

0 Bedroom, 0.00 Bathroom,

Rural on 38.09 Acres

None, Rural Parkland County, AB

Prime Country Residential Acreage with Future Subdivision Potential. An exceptional opportunity to acquire a strategically located parcel of land just off Highway 16, ideally positioned between Spruce Grove and Edmonton. This prime location offers the perfect blend of rural tranquility and urban accessibility, only a 15-minute drive to either city. Surrounded by estate homes and established subdivisions, the property sits in a highly sought-after corridor that continues to see strong residential growth. With significant future subdivision potential, this is an excellent opportunity for developers, investors, or those looking to build a private estate with long-term upside. The property includes a single-family detached home, a double garage, and several outbuildings, currently rented out and generating steady income. The property is currently districted as CR-Country Residential which has a minimum lot size of 2 acres. However, the Big Lake Area Structure Plan does support smaller lot sizes in this area.

Built in 1975

### Essential Information

MLS® #	E4435841
Price	\$4,200,000
Bathrooms	0.00



Acres	38.09
Year Built	1975
Type	Rural
Sub-Type	Vacant Lot/Land
Style	Bi-Level
Status	Active

### **Community Information**

Address	26422 Hghway 16
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 0G3

### **Interior**

Heating	Forced Air-1, Natural Gas
---------	---------------------------

### **Exterior**

Exterior Features	Airport Nearby, Golf Nearby, No Through Road, Subdividable Lot
-------------------	----------------------------------------------------------------

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	109
Zoning	Zone 70

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 August 27th, 2025 at 3:02pm MDT