

Courtesy Of Danny Tchir Of MaxWell Devonshire Realty

\$1,599,975 - Range Road 191 South Of Highway 15 / North Of 550, Rural Lamont County

MLS® #E4385414

\$1,599,975

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Rural Lamont County, AB

147 acres APPROVED COUNTRY
RESIDENTIAL DEVELOPMENT!

OPPORTUNITY awaits for a developer to proceed with final subdivision & development & sell off up to 49 rural, small acreages! Just minutes outside of Alberta's Industrial Heartland area, the town of Lamont & Elk Island National Park, with exceptional access to Fort Saskatchewan, Fort McMurray & short commuting distance to Sherwood Park / Edmonton too, this will be a perfect rural acreage subdivision for people who want small acreages for new home builds, with room for horses, animals, RVs, large bonfires, big gardens & the peace & quiet of country life, all very close to town! This is an amazing opportunity for a developer to take advantage of all the hard work, time & investment already put in by the local farmers / landowners that had the Area Structure Plan, Re-Zoning, Traffic Impact Assessment, Biophysical Assessment, Geotechnical Evaluation & pre-planning and preliminary engineering completed already! Run the numbers and consider the INVESTMENT!



Essential Information

MLS® # E4385414

Price	\$1,599,975
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	Range Road 191 South Of Highway 15 / North Of 550
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

Additional Information

Date Listed	May 3rd, 2024
Days on Market	340
Zoning	Zone 60

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Listing information last updated on April 8th, 2025 at 8:02am MDT