

# **\$249,000 - 33 53214 Rge Rd 13, Rural Parkland County**

MLS® #E4390201

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.99 Acres

Leeward Estates, Rural Parkland County, AB

Lot #33 Fantastic location to build your dream home! Welcome to Leeward Estates a naturally inspired country residential development, located on Highway 16 and Range Road 13, just minutes west of Stony Plain and Spruce Grove. This subdivision is designed around standing groves of trees and rolling hills to keep in harmony with the natural setting. This great community has paved roads, underground utilities to the property line (electricity and natural gas) and is approved for drilled wells. The rolling hills allow for walk-out basement developments and amazing views. Price plus GST.

## **Essential Information**

MLS® #	E4390201
Price	\$249,000
Bathrooms	0.00
Acres	2.99
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## **Community Information**

Address	33 53214 Rge Rd 13
Area	Rural Parkland County
Subdivision	Leeward Estates



City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C1

**Exterior**

Exterior Features    Schools, Shopping Nearby, See Remarks

**Additional Information**

Date Listed	May 30th, 2024
Days on Market	326
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 April 21st, 2025 at 1:02am MDT