

\$199,999 - 48 50322 Rge Road 10, Rural Parkland County

MLS® #E4431813

\$199,999

0 Bedroom, 0.00 Bathroom,
Rural on 1.13 Acres

Beau Rand Estates, Rural Parkland County,
AB

UNIQUE RIVER FRONT LOT! WELCOME TO LOT 48 IN PARKLAND COUNTY'S BEAU RAND ESTATES. THIS INCREDIBLE VACANT LOT IS ONE OF A KIND - THE PROPERTY HAS UNOBSTRUCTED PANORAMIC VIEWS OF THE NORTH SASKATCHEWAN RIVER. LOT SIZE IS 1.13 ACRES. DRILLED WELLS AND SEPTIC FIELDS ARE PERMITTED. NO TIMELINE RESTRICTION FOR BUILDING. GST DOES NOT APPLY. LOT BORDERS RIVERFRONT RIPARIAN CROWN LAND AND IS A SHORT 25 MINUTE DRIVE FROM WEST EDMONTON ON PAVEMENT.

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4431813 |
| Price | \$199,999 |
| Bathrooms | 0.00 |
| Acres | 1.13 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

Address 48 50322 Rge Road 10



| | |
|-------------|-----------------------|
| Area | Rural Parkland County |
| Subdivision | Beau Rand Estates |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Y 2A1 |

Exterior

Exterior Features Backs Onto Park/Trees, Flat Site, Golf Nearby, Lake View, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Private Setting, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, Waterfront Property

Additional Information

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|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 43 |
| Zoning | Zone 90 |

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Listing information last updated on May 31st, 2025 at 1:32pm MDT