

# **\$324,000 - 553xx Range Road 201, Rural Lamont County**

MLS® #E4393853

**\$324,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.78 Acres

None, Rural Lamont County, AB

Beautiful 40 acre parcel 1 minute south of Hwy 15 close to Lamont, Bruderheim, Fort Saskatchewan, Elk Island N.P. and Alberta's Industrial Heartland! This is the southerly of 3 contiguous parcels that together total ~120 acres. All three parcels of 40 acres each are listed for sale - as separate listings. **LOTS OF TREES AND PRIVACY ON THIS PARCEL!** ZONED Heartland Agriculture Industrial - so permitted uses are broad, including light industrial possibilities, farming, **BUILDING A DREAM HOUSE and HOBBY FARM.** Hayfield is currently hayed on a bale share arrangement by informal tenancy. Lots of trees and bush on west side up against Range Road 201 - ensuring tremendous privacy on this parcel! Beautiful land with trees, privacy, and lots of **OPPORTUNITY.**



## **Essential Information**

MLS® #	E4393853
Price	\$324,000
Bathrooms	0.00
Acres	39.78
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## **Community Information**

Address	553xx Range Road 201
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### **Exterior**

Exterior Features	Private Setting
Lot Description	200 m X 800 m

### **Additional Information**

Date Listed	June 21st, 2024
Days on Market	351
Zoning	Zone 60

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 June 7th, 2025 at 8:47pm MDT