# **\$940,000 - 4012 Hghway 16, Rural Parkland County**

MLS® #E4417595

### \$940,000

3 Bedroom, 2.50 Bathroom, 1,515 sqft Rural on 142.41 Acres

None, Rural Parkland County, AB

142 Acres- 2 Large Shops all necessary power and heat installed. 2 rental units, Large 3 level split home with 3 Bedrooms, Large living room, Family room, Laundry Room, Newer Windows, Furnace and Hot Water Tank, double car garage (27X22) With both shops there is plenty of space for Trucks, Business, Automotive, or just lots of toys. 220 wiring, Heated and more. 1 Shop- 48 X 40 other Shop 78 X 61. Pond on property has been stocked in previous years. Wabamun Provincial Park right across the highway. Alta Link Lease and Trailer Lease add \$1000 per year income each. Lots of space for a potential business, Easy Access to Highway. Gravel Sale Potential.



#### **Essential Information**

MLS® # E4417595 Price \$940,000

Bedrooms 3

Bathrooms 2.50

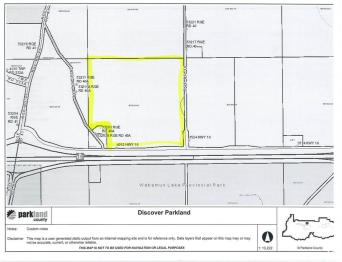
Full Baths 2

Half Baths 1

Square Footage 1,515 Acres 142.41

Year Built 1979







Type Rural

Sub-Type Detached Single Family

Style 3 Level Split

Status Active

# **Community Information**

Address 4012 Hghway 16

Area Rural Parkland County

Subdivision None

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T0E 2K0

#### **Amenities**

Features No Smoking Home, Parking-Extra, Workshop, See Remarks

## Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Fenced, Flat Site, Landscaped, Picnic Area, Recreation Use, Schools,

Shopping Nearby, Subdividable Lot, Treed Lot

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed January 10th, 2025

Days on Market 149

Zoning Zone 70

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Listing information last updated on June 8th, 2025 at 8:17am MDT