

## \$264,900 - 6a 53030 Rge Rd 20, Rural Parkland County

MLS® #E4431997

**\$264,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.87 Acres

Bell Acres, Rural Parkland County, AB

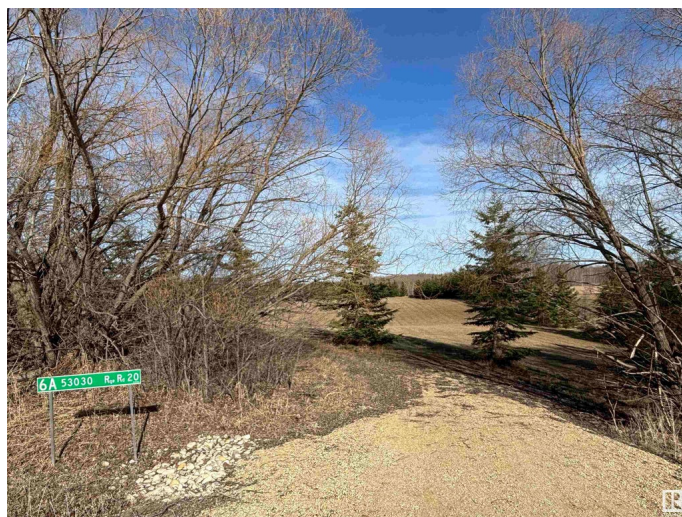
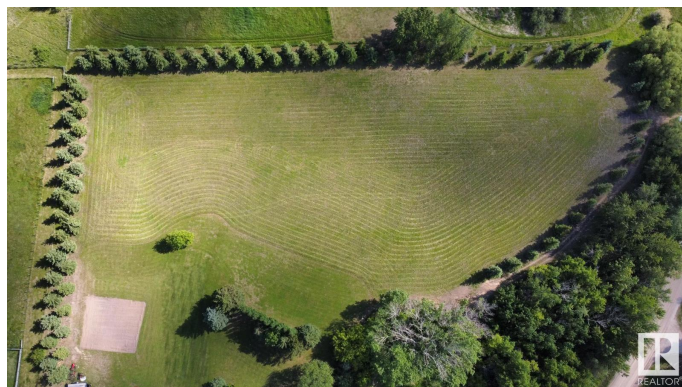
Build your dream home on this beautiful 2.87-acre vacant lot in Bell Acres. Surrounded on three sides by a mature shelter belt featuring majestic blue spruce trees, this property offers privacy, natural beauty, and a serene atmosphere. Enjoy direct access to greenspace and walking trails that lead to Blueberry School—perfect for families. Conveniently located near Yellowhead Hwy, Highway 16A, and Parkland Drive, commuting is a breeze while still enjoying the peace of country living. This is a rare opportunity to own a mature lot with space to grow and explore. Don't miss your chance to break ground this year!

### Essential Information

MLS® #	E4431997
Price	\$264,900
Bathrooms	0.00
Acres	2.87
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	6a 53030 Rge Rd 20
Area	Rural Parkland County



Subdivision	Bell Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2G8

### Exterior

Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Landscaped, Private Setting, Schools, See Remarks
-------------------	---

### Additional Information

Date Listed	April 20th, 2025
Days on Market	53
Zoning	Zone 90

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 13th, 2025 at 6:02am MDT