

## \$425,000 - 530035 Rr 195, Rural Lamont County

MLS® #E4440379

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 68.03 Acres

None, Rural Lamont County, AB

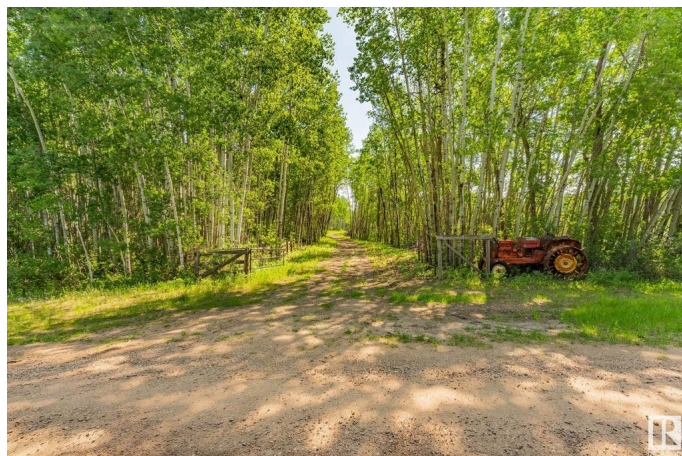
Nestled just east of Elk Island National Park, this exceptional 68-acre parcel offers a rare opportunity to own a slice of Alberta's natural beauty. Bordering the serene Cooking Lake-Blackfoot Recreation Area, this property provides immediate access to hundreds of kilometers of year-round trails ideal for hiking, horseback riding, cross-country skiing, and wildlife viewing. Gently rolling terrain, mixed woodlands, and open meadows create a picturesque and private setting, perfect for a secluded retreat, future homestead, or nature-focused development. A truly unique location surrounded by protected parkland and natural reserves, yet within easy driving distance to Sherwood Park and Edmonton.

### Essential Information

MLS® #	E4440379
Price	\$425,000
Bathrooms	0.00
Acres	68.03
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address 530035 Rr 195



Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T8G 1G2

### Exterior

Exterior Features No Through Road, Picnic Area, Rolling Land, See Remarks

### Additional Information

Date Listed	June 4th, 2025
Days on Market	25
Zoning	Zone 60

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Listing information last updated on June 29th, 2025 at 6:47pm MDT