

\$4,200,000 - 26422 Hghway 16, Rural Parkland County

MLS® #E4435841

\$4,200,000

0 Bedroom, 0.00 Bathroom,

Rural on 38.09 Acres

None, Rural Parkland County, AB

Prime Country Residential Acreage with Future Subdivision Potential. An exceptional opportunity to acquire a strategically located parcel of land just off Highway 16, ideally positioned between Spruce Grove and Edmonton. This prime location offers the perfect blend of rural tranquility and urban accessibility, only a 15-minute drive to either city. Surrounded by estate homes and established subdivisions, the property sits in a highly sought-after corridor that continues to see strong residential growth. With significant future subdivision potential, this is an excellent opportunity for developers, investors, or those looking to build a private estate with long-term upside. The property includes a single-family detached home, a double garage, and several outbuildings, currently rented out and generating steady income. The property is currently districted as CR-Country Residential which has a minimum lot size of 2 acres. However, the Big Lake Area Structure Plan does support smaller lot sizes in this area.

Built in 1975

Essential Information

MLS® #	E4435841
Price	\$4,200,000
Bathrooms	0.00



Acres	38.09
Year Built	1975
Type	Rural
Sub-Type	Vacant Lot/Land
Style	Bi-Level
Status	Active

Community Information

Address	26422 Hghway 16
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 0G3

Interior

Heating	Forced Air-1, Natural Gas
---------	---------------------------

Exterior

Exterior Features	Airport Nearby, Golf Nearby, No Through Road, Subdividable Lot
-------------------	--

Additional Information

Date Listed	May 10th, 2025
Days on Market	118
Zoning	Zone 70

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 September 5th, 2025 at 8:18pm MDT