

\$940,000 - 4012 Highway 16, Rural Parkland County

MLS® #E4417595

\$940,000

3 Bedroom, 2.50 Bathroom, 1,515 sqft

Rural on 142.41 Acres

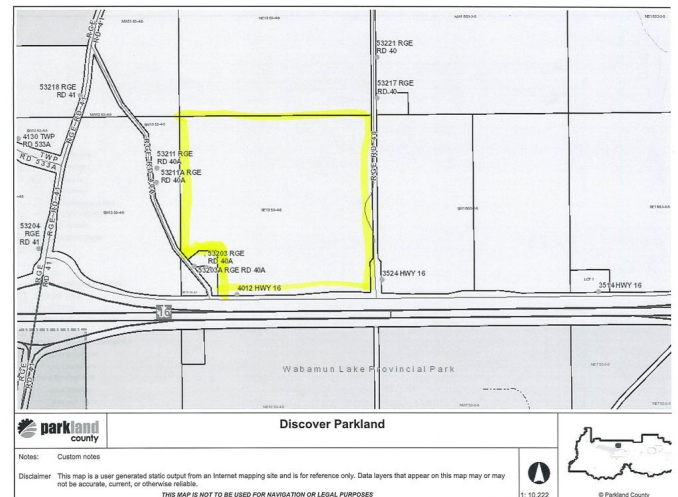
None, Rural Parkland County, AB

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.

Built in 1979

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	105
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 April 25th, 2025 at 11:02am MDT