

# \$5,940,480 - 23440/23441 114 Avenue, Rural Parkland County

MLS® #E4418317

**\$5,940,480**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Acheson Industrial, Rural Parkland County, AB

76.16 Acres. The Acheson advantage with the proximity of Edmonton! This potential industrial development site is strategically located within the Parkland County Acheson Industrial Area Structure Plan (ASP), and offers excellent access to key transportation routes. It provides quick access to Yellowhead Highway 16, and is just minutes from Anthony Henday, enhancing business connectivity. The site only a short drive from the vast amenities of Edmonton and Spruce Grove Alberta while also being strategically nestled in Acheson, Alberta. With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development. 4;26;53;11;NE (Southern Portion) Zoning: Industrial Reserve District (IRD).



Built in 2024

## Essential Information

MLS® #	E4418317
Price	\$5,940,480
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Industrial

Status Active

### Community Information

Address 23440/23441 114 Avenue  
Area Rural Parkland County  
Subdivision Acheson Industrial  
City Rural Parkland County  
County ALBERTA  
Province AB  
Postal Code T5S 2E8

### Exterior

Exterior See Remarks  
Construction See Remarks

### Additional Information

Date Listed January 15th, 2025  
Days on Market 94  
Zoning Zone 70

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Listing information last updated on April 19th, 2025 at 11:47am MDT