

Courtesy Of Danny Tchir Of MaxWell Devonshire Realty

# **\$1,599,975 - Range Road 191 South Of Highway 15 / North Of 550, Rural Lamont County**

MLS® #E4385414

**\$1,599,975**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Rural Lamont County, AB

147 acres APPROVED COUNTRY  
RESIDENTIAL DEVELOPMENT!

OPPORTUNITY awaits for a developer to proceed with final subdivision & development & sell off up to 49 rural, small acreages! Just minutes outside of Alberta's Industrial Heartland area, the town of Lamont & Elk Island National Park, with exceptional access to Fort Saskatchewan, Fort McMurray & short commuting distance to Sherwood Park / Edmonton too, this will be a perfect rural acreage subdivision for people who want small acreages for new home builds, with room for horses, animals, RVs, large bonfires, big gardens & the peace & quiet of country life, all very close to town! This is an amazing opportunity for a developer to take advantage of all the hard work, time & investment already put in by the local farmers / landowners that had the Area Structure Plan, Re-Zoning, Traffic Impact Assessment, Biophysical Assessment, Geotechnical Evaluation & pre-planning and preliminary engineering completed already! Run the numbers and consider the INVESTMENT!



## **Essential Information**

MLS® #                      E4385414

Price	\$1,599,975
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### **Community Information**

Address	Range Road 191 South Of Highway 15 / North Of 550
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### **Additional Information**

Date Listed	May 3rd, 2024
Days on Market	334
Zoning	Zone 60

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Listing information last updated on April 2nd, 2025 at 11:02am MDT