



**GRASSROOTS**  
REALTY GROUP

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**54128 Range Road 274**  
**Rural Parkland County, Alberta**

**MLS # A2175847**



**\$610,000**

**Division:** NONE

**Lot Size:** 62.98 Acres

**Lot Feat:** -

**By Town:** Spruce Grove

**LLD:** 8-54-27-W4

**Zoning:** CR

**Water:** -

**Sewer:** -

**Utilities:** Electricity Not, Natural Gas Not, Phone Not, Sewer Not

Discover an exceptional opportunity with this expansive 62.98 +/- acres property, perfect for those looking to build their dream home or make a long term investment. Boasting breathtaking views of Edmonton from various vantage points, this land offers endless possibilities. Zoned for country residential and approved for future subdivision, you can develop to your vision's full potential. Enjoy the convenience of fully paved roads and a location just 10 minutes from Spruce Grove. Whether you're envisioning a private estate or planning a subdivision, this property combines the best of scenic beauty and prime location.