



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10302 255 Street  
Rural Parkland County, Alberta

MLS # A2181298



**\$1,288,000**

---

**Division:** Acheson

---

**Lot Size:** 3.68 Acres

---

**Lot Feat:** -

---

**By Town:** Edmonton

---

**LLD:** 3-53-26-W4

---

**Zoning:** BI

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

Industrial land in Acheson with direct exposure to Highway 16A. Excellent access to three key transportation corridors - Highway 16A, Highway 16, and Highway 60. Improvements and realignment of Bevington Road & Pinchbeck Road are underway with completion slated for December 2024. Watermain extension to this area planned to commence Winter 2024/2025. Deferred Service Agreement in place (wastewater). Business Industrial Zoning allows for a variety of uses