



**GRASSROOTS**  
REALTY GROUP

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**10338 255 Street**  
**Rural Parkland County, Alberta**

**MLS # A2181303**



**\$1,075,750**

**Division:** Acheson

**Lot Size:** 3.31 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.