

Courtesy Of Clayton Kostuik Of Century 21 Leading

## **\$179,900 - 8 26413 Twp Rd 510, Rural Parkland County**

---

MLS® #E4431912

**\$179,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.51 Acres

Grand River Valley Estates, Rural Parkland  
County, AB

NEW LISTING Built your Dream Home on this River Valley 1/2 Acre Lot !! Situated in the beautiful, mature paved subdivision of Grand River Valley Estates (Lot 8). Location Location Location!! Right along edge of the North Saskatchewan River, walking distance to Prospectors Point Recreation Area. Where you can swim, fish, pan for gold & enjoy the river & recreation facilities. If you love trails? The Devonian trail system leads you right to the U of A Botanical Gardens, Hike/Bike the River Vally Alliance trail system heading west into Edmonton & Ft Sask. 5 Min drive to Devon for all your shopping needs, as well as Devon's Voyageur Park facilities & trail system. 20 min drive to the International Airport, City Edmonton or Spruce Grove! As For this Lot !! Where can you find a Large Lot for this price Near a River & Amazing Recreational area?? You just Did!! Check out this subdivision, parks, schools, golf courses & the town of Devon! This could be the Spot for that Acreage Dream you have been waiting for!!



### **Essential Information**

MLS® #	E4431912
Price	\$179,900
Bathrooms	0.00

Acres	0.51
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	8 26413 Twp Rd 510
Area	Rural Parkland County
Subdivision	Grand River Valley Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1E2

### **Exterior**

Exterior Features Airport Nearby, Golf Nearby, River Valley View, Schools, Shopping Nearby

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	3
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 24th, 2025 at 8:32pm MDT