

## \$725,000 - 4329 Hwy 16, Rural Parkland County

MLS® #E4270989

**\$725,000**

Bedroom, Bathroom,  
Land Commercial on 15.47 Acres

Wabamun Lk. (Moulds), Rural Parkland  
County, AB

- Multiple options available for the development of 15.47 acres± located 30 minutes from Edmonton with frontage along Highway 16 - Gravel Extraction and Processing - Commercial Development â€“ Construction currently underway for Gas, Convenience and two Drive Thru units on adjacent property - Opportunity for subdivision and sale of smaller parcels - Two access points to the property along highway service road and one along Range Rd 44 - Month to month land lease income in place Gravel Info - 15.47 acres± parcel for gravel extraction and processing - Estimated 170,000 cubic meters of gravel available for extraction on the site (to be verified by Purchaser)

### Essential Information

MLS® #	E4270989
Price	\$725,000
Acres	15.47
Type	Land Commercial

### Community Information

Address	4329 Hwy 16
Area	Parkland
Subdivision	Wabamun Lk. (Moulds)
City	Rural Parkland County



Province	AB
Postal Code	T0E 2K0

### **Additional Information**

Date Listed	December 1st, 2021
Zoning	AGG

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 May 17th, 2024 at 4:31am MDT