

# **\$212,000 - 50 26413 Twp Road 510, Rural Parkland County**

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MLS® #E4453149

**\$212,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.60 Acres

Grand River Valley Estates, Rural Parkland County, AB

**OVER 1/2 ACRE RIVER VALLEY LOT!**

Situated in the beautiful, mature, and PAVED neighbourhood of GRAND RIVER VALLEY ESTATES. Within walking distance to the North Saskatchewan River & right beside all amenities Devon has to offer! Boating, fishing, gold panning and hiking are all available in your backyard with walking trails to Prospectors Point Rec Area! BONUS - The Devonian trail system leads you right to the U of A Botanical Gardens! You can also Hike/Bike the River Vally Alliance trail system heading west into Edmonton & Ft Sask. Only a few min drive to Devon, PLUS Devon's Voyageur Park facilities & trail system! 20 min drive to the International Airport, 15 min to NISKU, SW Edmonton, or Acheson! OPPORTUNITY TO CREATE YOUR DREAM ACREAGE on the North Sask river bank and so close to all parks, schools, golf courses & the rapidly growing SW Edmonton corridor!



## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4453149  |
| Price     | \$212,000 |
| Bathrooms | 0.00      |
| Acres     | 0.60      |

|          |                 |
|----------|-----------------|
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 50 26413 Twp Road 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 | Flat Site, Golf Nearby, Schools, Shopping Nearby, Treed Lot, Partially Fenced |
|-------------------|-------------------------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 90           |

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Listing information last updated on September 4th, 2025 at 5:17pm MDT