

## \$174,900 - 45 53026 Hghway 31, Rural Parkland County

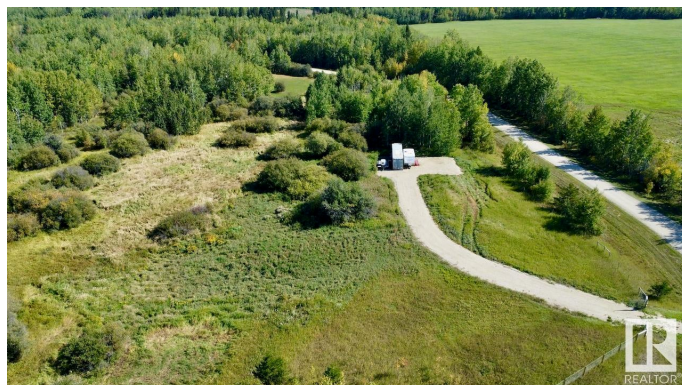
MLS® #E4431138

**\$174,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 4.23 Acres

Singing Hills Estates, Rural Parkland County,  
AB

Welcome to your perfect getaway in Singing Hills, just an hour west of Edmonton! This stunning lot is ready to be your private retreat or the foundation for your dream development. The property features a meticulously constructed 200' long by 16' wide driveway that leads to a spacious 40' by 60' parking pad, providing ample space for vehicles, RVs, or future structures. The driveway and parking pad are built to last, with a roadway geo-textile membrane installed atop a compacted clay surface, covered by 10 inches of compacted 40mm aggregates. This solid foundation ensures durability and stability for years to come. The entire perimeter of the lot is securely fenced with a 4-foot fence, complete with a gate, offering privacy and peace of mind. Whether you're looking to develop or simply enjoy a serene spot close to Lake Wabamun, this property is a rare opportunity!



### Essential Information

MLS® #	E4431138
Price	\$174,900
Bathrooms	0.00
Acres	4.23
Type	Rural
Sub-Type	Vacant Lot/Land

Status                      Active

**Community Information**

Address                    45 53026 Highway 31  
Area                        Rural Parkland County  
Subdivision               Singing Hills Estates  
City                        Rural Parkland County  
County                     ALBERTA  
Province                  AB  
Postal Code               T0E 2B0

**Exterior**

Exterior Features    Corner Lot, Fenced, Golf Nearby, No Back Lane, Recreation Use

**Additional Information**

Date Listed              April 16th, 2025  
Days on Market        11  
Zoning                    Zone 93

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Listing information last updated on April 27th, 2025 at 10:47am MDT