

# \$199,999 - 48 50322 Rge Road 10, Rural Parkland County

MLS® #E4431813

**\$199,999**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.13 Acres

Beau Rand Estates, Rural Parkland County,  
AB

UNIQUE RIVER FRONT LOT! WELCOME TO LOT 48 IN PARKLAND COUNTY'S BEAU RAND ESTATES. THIS INCREDIBLE VACANT LOT IS ONE OF A KIND - THE PROPERTY HAS UNOBSTRUCTED PANORAMIC VIEWS OF THE NORTH SASKATCHEWAN RIVER. LOT SIZE IS 1.13 ACRES. DRILLED WELLS AND SEPTIC FIELDS ARE PERMITTED. NO TIMELINE RESTRICTION FOR BUILDING. GST DOES NOT APPLY. LOT BORDERS RIVERFRONT RIPARIAN CROWN LAND AND IS A SHORT 25 MINUTE DRIVE FROM WEST EDMONTON ON PAVEMENT.



## Essential Information

MLS® #	E4431813
Price	\$199,999
Bathrooms	0.00
Acres	1.13
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 48 50322 Rge Road 10

Area	Rural Parkland County
Subdivision	Beau Rand Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2A1

### **Exterior**

Exterior Features Backs Onto Park/Trees, Flat Site, Golf Nearby, Lake View, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Private Setting, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, Waterfront Property

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	9
Zoning	Zone 90

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Listing information last updated on April 27th, 2025 at 8:32am MDT