

# \$209,900 - 23 22a-54108 Range Road 280, Rural Parkland County

MLS® #E4410215

**\$209,900**

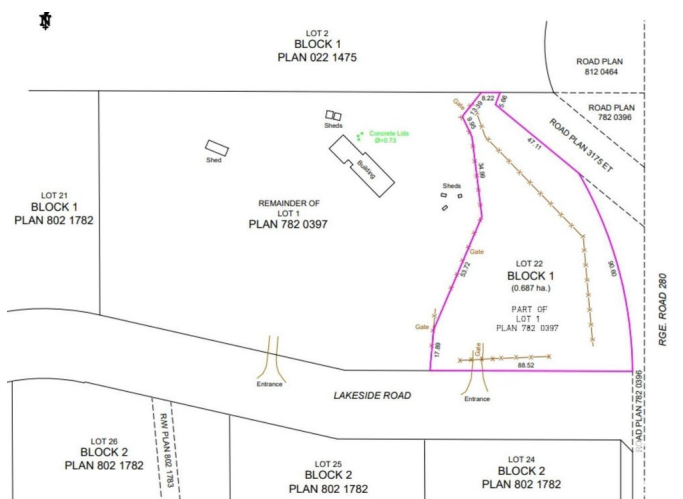
0 Bedroom, 0.00 Bathroom,  
Rural on 1.58 Acres

Douglas Meadows, Rural Parkland County, AB

EXCELLENT LOCATION TO BUILD YOUR DREAM HOME! Brand new 1.697 acre corner lot in Douglas Meadows, an established subdivision located only 10 minutes north of Spruce Grove and Stony Plain. This sloping lot is the perfect spot for your future walkout-basement home; FULLY FENCED with a GATED DRIVEWAY, landscaped with cut grass and lined with mature trees, garden is tilled and ready for next spring – everything is ready for you to start planning your build! Located in the beautiful rolling hills of Parkland County near Muir Lake School, multiple golf courses and conservation lands/natural areas with easy access to Highway 779, Yellowhead Highway; a short 15- minute commute to St. Albert and only 20 minutes to Edmonton. Fantastic opportunity!

## Essential Information

MLS® #	E4410215
Price	\$209,900
Bathrooms	0.00
Acres	1.58
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



## Community Information

Address 23 22a-54108 Range Road 280  
Area Rural Parkland County  
Subdivision Douglas Meadows  
City Rural Parkland County  
County ALBERTA  
Province AB  
Postal Code T7X 3V3

## Exterior

Exterior Features Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Private Setting, Rolling Land, Schools, Shopping Nearby, Treed Lot, Vegetable Garden

## Additional Information

Date Listed October 12th, 2024  
Days on Market 176  
Zoning Zone 70

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Listing information last updated on April 6th, 2025 at 2:47pm MDT