

# \$5,225,000 - 51313 Range Road 261, Rural Parkland County

MLS® #E4455086

**\$5,225,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 39.77 Acres

None, Rural Parkland County, Alberta

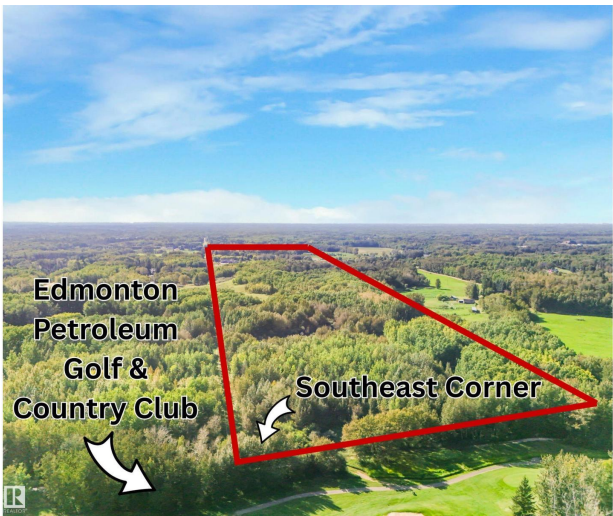
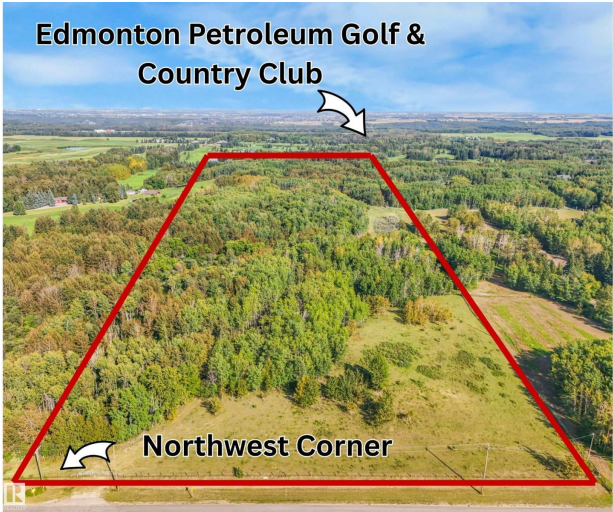
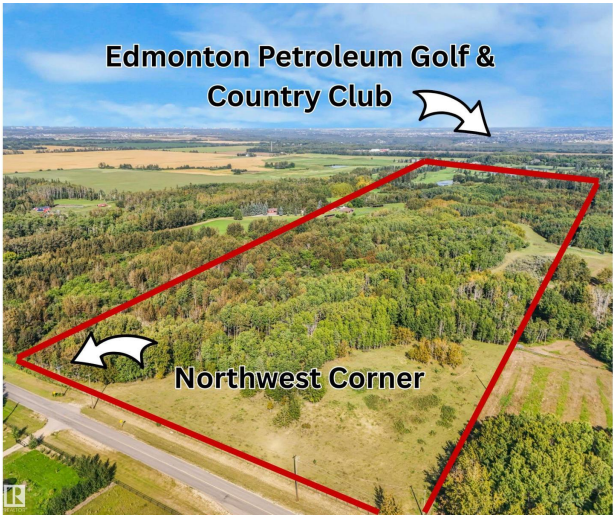
Exceptional opportunity to own a spectacular 40 acre parcel just outside Edmonton city limits with Future Subdivision Potential! This land is in an ideal location - just 4km South of 23rd Ave (Hwy 627) and 1 mile directly West of Winterburn Rd/Edmonton City Limits. The fully fenced 40 acres borders the Edmonton Petroleum Golf & Country Club to the East and sits Northeast of the Bunchberry Meadows Conversation Area. The rolling topography of this piece provides ideal subdivision potential. Sellers have engaged in the subdivision process and have already undertaken multiple technical studies and provided a Conceptual Scheme to the County. With the significant potential of this acreage, seize your opportunity to develop now or build your dream private estate and retain the long term upside of this unique space. (id:6289)

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | E4455086    |
| Price     | \$5,225,000 |
| Bathrooms | 0.00        |
| Acres     | 39.77       |
| Type      | Vacant Land |

## Community Information

|         |                      |
|---------|----------------------|
| Address | 51313 Range Road 261 |
|---------|----------------------|



|             |                       |
|-------------|-----------------------|
| Subdivision | None                  |
| City        | Rural Parkland County |
| Province    | Alberta               |
| Postal Code | T7Y1B4                |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Park, Golf Course |
| Features  | Treed, Rolling    |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | MaxWell Devonshire Realty |
|----------------|---------------------------|



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Listing information last updated on October 23rd, 2025 at 5:46pm PDT