# \$399,000 - 48 Avenue And 46 Street, Rural Barrhead County

MLS® #E4433435

#### \$399,000

0 Bedroom, 0.00 Bathroom, Rural on 12.07 Acres

None, Rural Barrhead County, AB

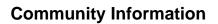
12 Acres of Prime development Land touching onto the developed town limits of Barrhead overlooking the Paddle River Valley. Located at the South East edge of the town limits this property offers Privacy, Views and the hard to find size for endless options in Residential development. These may include Gated Senior condo housing, Multi family Apartments, Re sale condo's, Modular Home Park or Premier Large lot single family residential as the current neighboring properties are. That's roughly 20 to 24 half acre lots in itself with the ability to garner a premium price with many interested parties. Possibilities are endless and the timing is right for this Returnable Investment.





### **Essential Information**

MLS® #	E4433435
Price	\$399,000
Bathrooms	0.00
Acres	12.07
Туре	Rural
Sub-Type	Vacant Lot/Land
Status	Active





Address	48 Avenue And 46 Street
Area	Rural Barrhead County
Subdivision	None
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T7N 1A5

## Exterior

Exterior Features Private Setting, River Valley View, Subdividable Lot, See Remarks

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	70
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 9th, 2025 at 3:17pm MDT