

# **\$1,890,000 - 30280 Hwy 16a, Rural Parkland County**

MLS® #E4415086

**\$1,890,000**

5 Bedroom, 2.50 Bathroom, 1,879 sqft

Rural on 27.29 Acres

Acheson, Rural Parkland County, AB

This prime 27+ acre property offers endless potential and is currently zoned as Agricultural General District but has been annexed into the Acheson Area Structure Plan. Enjoy the convenience of municipal water on this expansive property, featuring two dwellings and a quonset, providing ample space for your next venture. The main house boasts 1800+ sq ft above grade, with 5 bedrooms, 2.5 bathrooms, and a double attached garage with a convenient breezeway for added storage. The log house is a charming 1000+ sq ft abode with three bedrooms, one bathroom, and a cozy living room to kitchen concept. Situated along Highway 16A and just west of the popular Acheson Industrial area, this property is in a prime location. It provides current revenue streams with opportunity for more, making it an excellent investment opportunity. With plenty of room for your imagination, this unique opportunity could be yours. Donâ€™t miss out on the chance to own this versatile and strategically located property!



Built in 1970

## **Essential Information**

MLS® #	E4415086
Price	\$1,890,000

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,879
Acres	27.29
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	30280 Hwy 16a
Area	Rural Parkland County
Subdivision	Acheson
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 6P1

### Amenities

Features	See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Flat Site
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed November 29th, 2024

Days on Market 141

Zoning Zone 70

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