

## \$399,800 - 102 1a Avenue, Rural Parkland County

MLS® #E4405557

**\$399,800**

2 Bedroom, 1.00 Bathroom, 910 sqft

Rural on 7.88 Acres

Fallis, Rural Parkland County, AB

Current owner had start expensive renovations to the indoor riding arena with the vision of starting a licensed growing operation. The renovation is approximately 95% complete. This building could easily be repurposed into what ever you would want. Older single wide mobile is still in good shape.

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4405557               |
| Price          | \$399,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 910                    |
| Acres          | 7.88                   |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102 1a Avenue         |
| Area        | Rural Parkland County |
| Subdivision | Fallis                |



|             |                       |
|-------------|-----------------------|
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0V0               |

### **Amenities**

|          |          |
|----------|----------|
| Features | Workshop |
|----------|----------|

### **Interior**

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Corner Lot, Cross Fenced, Fenced, Lake View, Sloping Lot |
| Foundation        | Block  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Days on Market | 281                 |
| Zoning         | Zone 93             |

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Listing information last updated on June 17th, 2025 at 7:02am MDT