# \$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

Type Rural

Sub-Type Vacant Lot/Land

Status Active

## **Community Information**

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 188

Zoning Zone 70

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Listing information last updated on November 4th, 2025 at 7:47am MST