

\$450,000 - Range Road 194 Twp Road 535 Lamont County, Rural Lamont County

MLS® #E4465431

\$450,000

0 Bedroom, 0.00 Bathroom,
Rural on 160.00 Acres

None, Rural Lamont County, AB

Land Title was issued in 1958 & is the cleanest title you'll see! Zero exceptions from title, zero registrations & a full 160 acres of land! Bordered on the north by Township Road 535 & on the West by Range Road 194, this is a full, uncut quarter section. The North side has about 40 acres of hay field. It's newer hay and produces well, but is a bit rough. 2025 production was reported to be about 42 bales weighing 1300 lbs each, but it was a dry year. The center of the quarter has a wetland and the south portion would make excellent scrub pasture or could be improved further. Partially fenced, this would make an **EXCELLENT PASTURE** quarter, or split for hay and pasture. The north portion is also good enough to be tilled annually for cereals or canola. This is a **BEAUTIFUL QUARTER SECTION** that has incredible wildlife all around, excellent hunting, wonderful home building sites and is about 27 minutes from North Sherwood Park - Emerald Hills. Lamont County Policy would permit a split into 80's.



Essential Information

MLS® #	E4465431
Price	\$450,000
Lease Rate	\$804

Bathrooms	0.00
Acres	160.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Range Road 194 Twp Road 535 Lamont County
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 0W0

Exterior

Exterior Features	Backs Onto Park/Trees, Corner Lot, Recreation Use, Subdividable Lot, Partially Fenced
-------------------	---

Additional Information

Date Listed	November 12th, 2025
Days on Market	1
Zoning	Zone 60

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 November 13th, 2025 at 3:17am MST