

## \$329,975 - 553xx Range Road 201, Rural Lamont County

MLS® #E4393853

**\$329,975**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.78 Acres

None, Rural Lamont County, AB

Beautiful 40 acre parcel 1 minute south of Hwy 15 close to Lamont, Bruderheim, Fort Saskatchewan, Elk Island N.P. and Alberta's Industrial Heartland! This is the southerly of 3 contiguous parcels that together total ~120 acres. All three parcels of 40 acres each are listed for sale - as separate listings. **LOTS OF TREES AND PRIVACY ON THIS PARCEL!** ZONED Heartland Agriculture Industrial - so permitted uses are broad, including light industrial possibilities, farming, **BUILDING A DREAM HOUSE and HOBBY FARM.** Hayfield is currently hayed on a bale share arrangement by informal tenancy. Lots of trees and bush on west side up against Range Road 201 - ensuring tremendous privacy on this parcel! Beautiful land with trees, privacy, and lots of **OPPORTUNITY.**



### Essential Information

MLS® #	E4393853
Price	\$329,975
Bathrooms	0.00
Acres	39.78
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	553xx Range Road 201
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### **Exterior**

Exterior Features	Private Setting
Lot Description	200 m X 800 m

### **Additional Information**

Date Listed	June 21st, 2024
Days on Market	302
Zoning	Zone 60

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Listing information last updated on April 19th, 2025 at 1:17pm MDT