

# \$3,999,900 - 54230 Rr 255, St. Albert

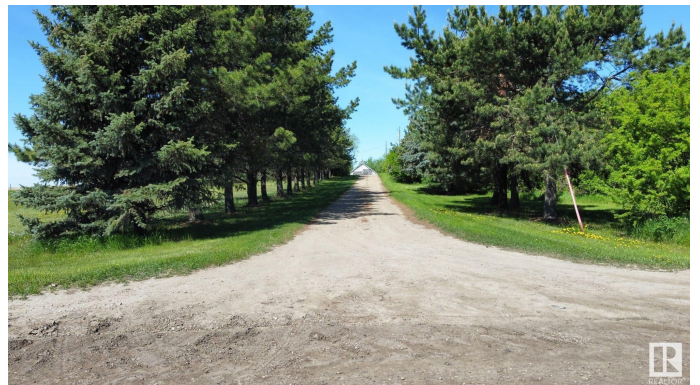
MLS® #E4419324

**\$3,999,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Annexation Lands, St. Albert, AB

This is an exceptional opportunity for someone seeking a substantial parcel of land in St. Albert. Spanning 78.09 private acres, this prime property is located in northwest St. Albert, just 0.5 km north of the vibrant Nouveau subdivision. The property features two older homes and several outbuildings & older barn, adding functional versatility. Key nearby amenities include Jensen Lakes, Costco, Hospital, Landmark Theatre, Walmart, etc. Quick access to HWY 2, 633, 37, Ray Gibbon & Anthony Henday. Currently, half the land is being farmed, while the other half is rented, creating immediate income potential. This city farm property is very private with lots of mature trees, perfect for building a new home and shop. Properties of this caliber and size are rarely available on the market.



## Essential Information

MLS® #	E4419324
Price	\$3,999,900
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	54230 Rr 255
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Area	St. Albert
Subdivision	Annexation Lands
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 0T6

### **Additional Information**

Date Listed	January 27th, 2025
Days on Market	67
Zoning	Zone 24

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Listing information last updated on April 4th, 2025 at 4:02pm MDT