

# **\$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	127
Zoning	Zone 70

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Listing information last updated on September 4th, 2025 at 9:18pm MDT