

# \$556,000 - 52504 Rge Road 32, Duffield

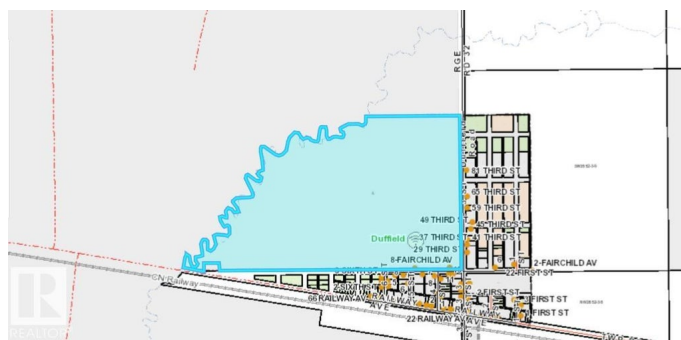
MLS® #E4451726

**\$556,000**

0 Bedroom, 1.00 Bathroom,  
Single Family on 120.25 Acres

Duffield, Duffield, AB

Located right in the heart of Duffield, this rare 120-acre parcel offers endless opportunities for farming, recreation, or future development. With expansive open land, itâ€™s an ideal setting for agricultural use or a private retreat. An existing home is on the property but requires demolition, making this a perfect land-value purchase. Whether you're looking for space to build or invest in future possibilities, this property offers incredible potential within the community.



## Essential Information

MLS® #	E4451726
Price	\$556,000
Bathrooms	1.00
Full Baths	1
Acres	120.25
Type	Single Family
Sub-Type	Vacant Lot/Land
Style	2 Storey
Status	Active

## Community Information

Address	52504 Rge Road 32
Area	Duffield
Subdivision	Duffield
City	Duffield

County	ALBERTA
Province	AB
Postal Code	T0E 0N0

### Amenities

Parking	2 Outdoor Stalls
Is Waterfront	Yes

### Interior

Heating	Natural Gas
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### Exterior

Exterior Features	Backs Onto Park/Trees, Corner Lot, Creek, Flat Site, Golf Nearby, Playground Nearby, Recreation Use, Subdividable Lot, See Remarks
Lot Description	120 acres

### Additional Information

Date Listed	August 7th, 2025
Days on Market	7
Zoning	Zone 90
Foreclosure	Yes
RE / Bank Owned	Yes

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Listing information last updated on August 14th, 2025 at 9:17pm MDT