

Other  
Vacant Land

**85 000 \$CAD**



#### OVERVIEW

Built in <b>N/A</b>	Nb floors <b>N/A</b>	Exterior material <b>N/A</b>
Beds. <b>N/A</b>	Baths. <b>N/A</b>	Parking spaces <b>Driveway: N/A</b> <b>Garage: N/A</b>
Building evaluation <b>N/A</b>	Building area <b>N/A</b>	
Terrain evaluation <b>N/A</b>	Terrain area <b>N/A</b>	
Total yearly taxes <b>N/A</b>	Occupation date <b>N/A</b>	

#### ADDRESS

**52528 Range Road 191a Lot 4**

City <b>Tofield</b>	Province <b>AB</b>
Country <b>Canada</b>	Postal code <b>T0B4J0</b>

#### CONTACT

**Myrna Purves**  
[mrpurves@gmail.com](mailto:mrpurves@gmail.com)



Phone number: (403) 346-4326  
Cell number: N/A

For sale: By owner

#### FEATURES

Accessories	Exterior	Heating	Interior	Services
Alarm system	Garage	Central A/C	Finished basement	Municipal water/sewage
Central vacuum	Garden	Coal	Garage	Nearby clinic/hospital
Fireplace	Garden shed	✓ Electrical	Solarium	Nearby downtown
	Patio/terrace	Forced air	Spa	Nearby kindergarten
	Pool (above ground)	✓ Natural gas	Workshop	Nearby park
	Pool (inground)	Oil		Nearby public transit
	Spa	Thermopump		Nearby school
	Waterfront	Wood		Nearby stores

• PROPERTY DESCRIPTION

**Acreage for Sale east of Elk Island Park off Hwy 16**

Acreage for Sale - Ideal for Walkout Basement!

Location: Park Glen Estates, Lot #4, 52529 Range Rd 191

Size: 3.34 acres

Prime Setup: South-facing, perfect for a walkout basement

Conveniently Located:

2 miles south of Highway 16

Near Sherwood Park, Edmonton, and Camrose

Just east of Elk Island National Park

Full Utilities: Available at property line

Tax Status: Fully paid to date

Price: \$85,000

Contact us today to secure your piece of paradise!