

# \$199,999 - 48 50322 Rge Road 10, Rural Parkland County

MLS® #E4431813

**\$199,999**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.13 Acres

Beau Rand Estates, Rural Parkland County,  
AB

UNIQUE RIVER FRONT LOT! WELCOME TO LOT 48 IN PARKLAND COUNTY'S BEAU RAND ESTATES. THIS INCREDIBLE VACANT LOT IS ONE OF A KIND - THE PROPERTY HAS UNOBSTRUCTED PANORAMIC VIEWS OF THE NORTH SASKATCHEWAN RIVER. LOT SIZE IS 1.13 ACRES. DRILLED WELLS AND SEPTIC FIELDS ARE PERMITTED. NO TIMELINE RESTRICTION FOR BUILDING. GST DOES NOT APPLY. LOT BORDERS RIVERFRONT RIPARIAN CROWN LAND AND IS A SHORT 25 MINUTE DRIVE FROM WEST EDMONTON ON PAVEMENT.

## Essential Information

MLS® #	E4431813
Price	\$199,999
Bathrooms	0.00
Acres	1.13
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 48 50322 Rge Road 10



Area	Rural Parkland County
Subdivision	Beau Rand Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2A1

### Exterior

Exterior Features    Backs Onto Park/Trees, Flat Site, Golf Nearby, Lake View, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Private Setting, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, Waterfront Property

### Additional Information

Date Listed	April 18th, 2025
Days on Market	121
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 9:02am MDT