

# Big Lake Land

4;26;53;14;NW & 4;26;53;15;NE  
Parkland County, Alberta

122.28 Acres | Incredibly Rare Lake-Front Development Site



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## Property Highlights

- + Incredibly rare lake-front development site located in Parkland County.
- + One kilometer outside the City of Edmonton allows for high tax savings, while still remaining close to city amenities
- + Regional sewer line located on property
- + City water line located within close proximity of property line
- + Beautiful and scenic parcel with high development potential
- + Excellent access to Highway 16, Anthony Henday Drive, and Highway 60

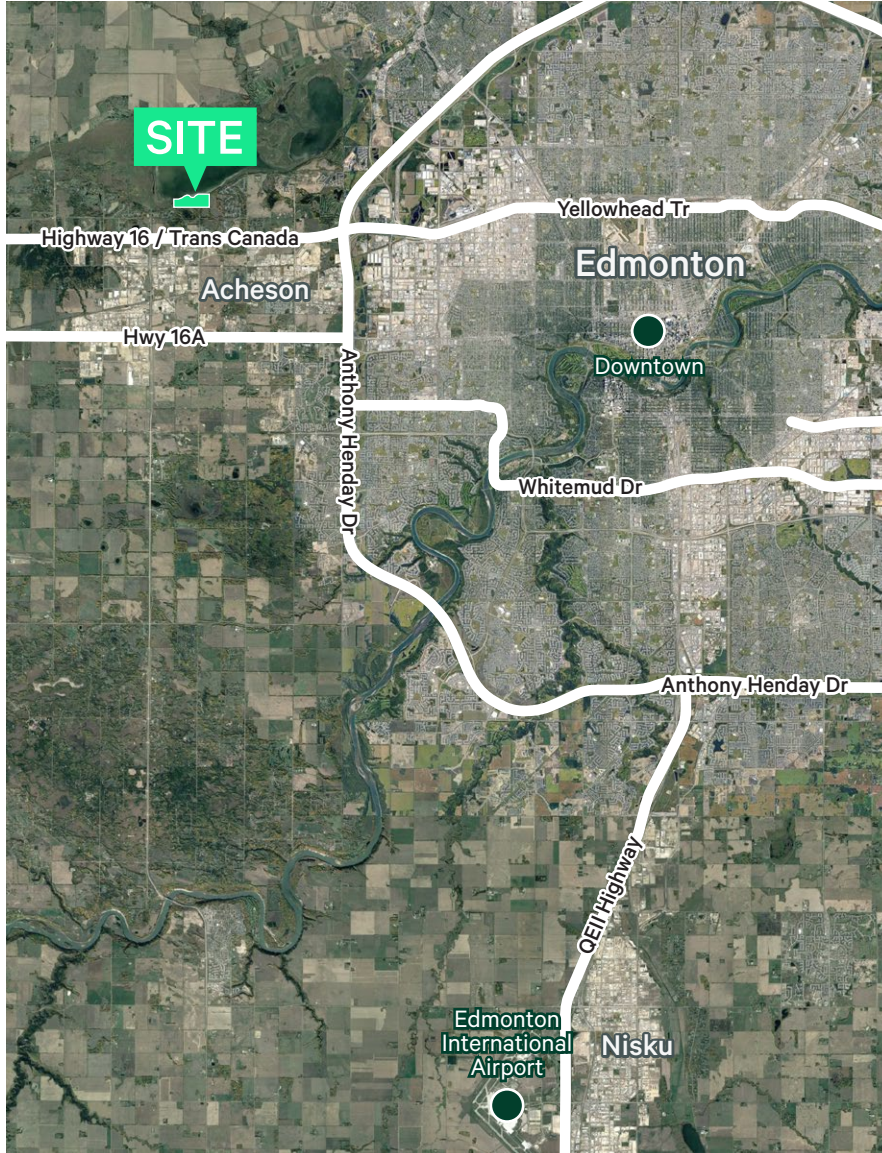
Legal Address	4;26;53;14;NW 4;26;53;15;NE
Municipal Development Plan	Big Lake Area Structural Plan
Existing Zoning	Country Residential Estate District
Site Size	122.28 Acres
List Price	\$10,750,000.00



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# For Sale



## The Edmonton Land Advisory Group

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## Drive Times

8 MIN To Anthony Henday Drive

31 MIN To Edmonton International Airport

23 MIN To Downtown

12 MIN To Whitemud Drive

8 MIN To Yellowhead Trail (Hwy 16)

\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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