

# \$3,999,900 - 54230 Rr 255, St. Albert

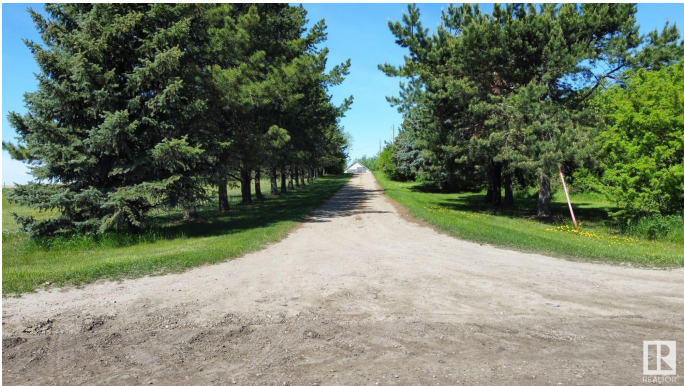
MLS® #E4419324

**\$3,999,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Annexation Lands, St. Albert, AB

This is an exceptional opportunity for someone seeking a substantial parcel of land in St. Albert. Spanning 78.09 private acres, this prime property is located in northwest St. Albert, just 0.5 km north of the vibrant Nouveau subdivision. The property features two older homes and several outbuildings & older barn, adding functional versatility. Key nearby amenities include Jensen Lakes, Costco, Hospital, Landmark Theatre, Walmart, etc. Quick access to HWY 2, 633, 37, Ray Gibbon & Anthony Henday. Currently, half the land is being farmed, while the other half is rented, creating immediate income potential. This city farm property is very private with lots of mature trees, perfect for building a new home and shop. Properties of this caliber and size are rarely available on the market.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4419324        |
| Price     | \$3,999,900     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

Address 54230 Rr 255

|             |                  |
|-------------|------------------|
| Area        | St. Albert       |
| Subdivision | Annexation Lands |
| City        | St. Albert       |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8T 0T6          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 165                |
| Zoning         | Zone 24            |

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Listing information last updated on July 11th, 2025 at 7:02pm MDT