

Courtesy Of David C St. Jean Of Exp Realty

# \$199,900 - 13 53025 Hghway 770, Rural Parkland County

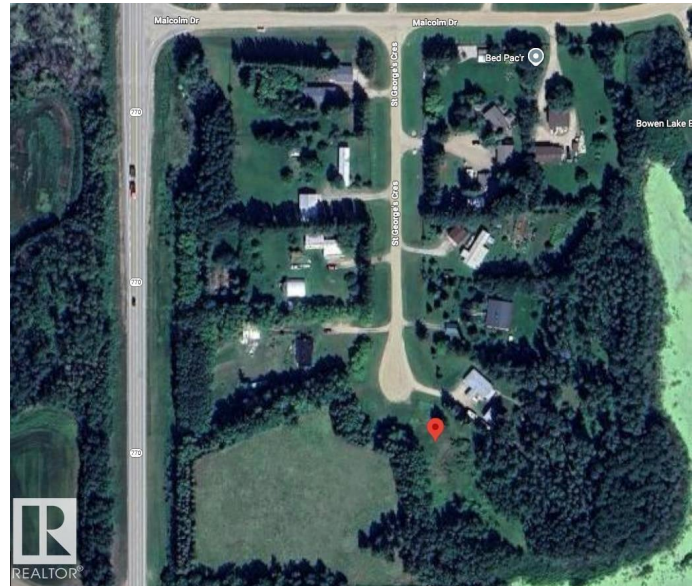
MLS® #E4454275

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 1.62 Acres

Bowen Lake Estates, Rural Parkland County,  
AB

A BUILDERS DREAM! Welcome to Lot 13 at 53025 HWY 770—an incredible opportunity to build your dream home on a beautifully treed 1.62-acre lot in Parkland County. This private, partially landscaped property is surrounded by mature trees and nature. Enjoy the peace and privacy of rural living while still being just minutes from Stony Plain and Spruce Grove. Easy access to Hwy 770, Hwy 627, and The Yellowhead makes commuting to Edmonton or surrounding areas a breeze. Nearby amenities include schools, golf courses, lakes, and hiking trails. This property is ideal for those looking to escape the city and create something truly special. Don't miss your chance to own a piece of quiet country paradise. All this property needs is YOU!



## Essential Information

MLS® #	E4454275
Price	\$199,900
Bathrooms	0.00
Acres	1.62
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 13 53025 Hghway 770  
Area Rural Parkland County  
Subdivision Bowen Lake Estates  
City Rural Parkland County  
County ALBERTA  
Province AB  
Postal Code T0E 0H0

### **Exterior**

Exterior Features Treed Lot

### **Additional Information**

Date Listed August 22nd, 2025  
Days on Market 1  
Zoning Zone 90

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Listing information last updated on August 23rd, 2025 at 6:17pm MDT