

# **\$5,225,000 - 51313 Range Road 261, Rural Parkland County**

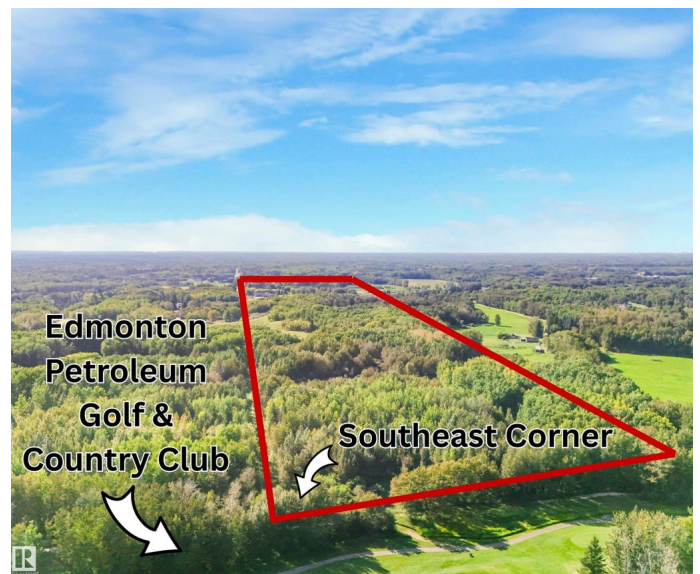
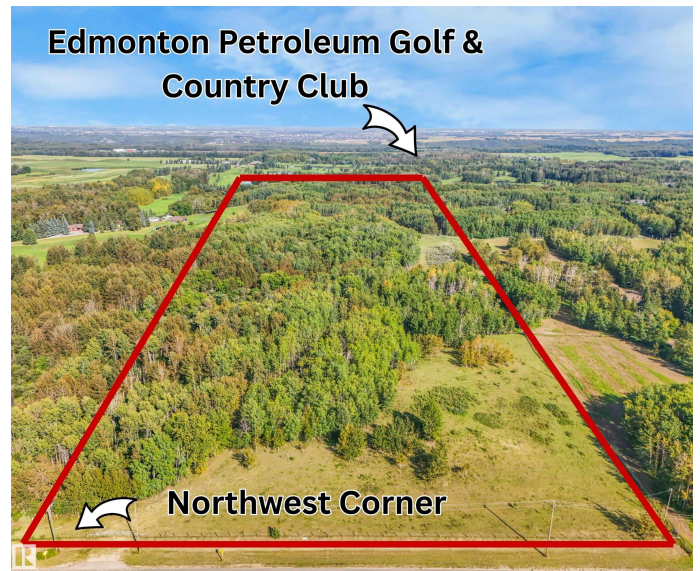
MLS® #E4455086

**\$5,225,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 39.77 Acres

None, Rural Parkland County, AB

Exceptional opportunity to own a spectacular 40 acre parcel just outside Edmonton city limits with Future Subdivision Potential! This land is in an ideal location - just 4km South of 23rd Ave (Hwy 627) and 1 mile directly West of Winterburn Rd/Edmonton City Limits. The fully fenced 40 acres borders the Edmonton Petroleum Golf & Country Club to the East and sits Northeast of the Bunchberry Meadows Conversation Area. The rolling topography of this piece provides ideal subdivision potential. Sellers have engaged in the subdivision process and have already undertaken multiple technical studies and provided a Conceptual Scheme to the County. With the significant potential of this acreage, seize your opportunity to develop now or build your dream private estate and retain the long term upside of this unique space.



## **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4455086        |
| Price     | \$5,225,000     |
| Bathrooms | 0.00            |
| Acres     | 39.77           |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |

Status                      Active

**Community Information**

Address                      51313 Range Road 261  
Area                            Rural Parkland County  
Subdivision                  None  
City                            Rural Parkland County  
County                        ALBERTA  
Province                      AB  
Postal Code                  T7Y 1B4

**Exterior**

Exterior Features    Backs Onto Park/Trees, Fenced, Golf Nearby, Rolling Land, Treed Lot

**Additional Information**

Date Listed                  August 28th, 2025  
Days on Market            73  
Zoning                        Zone 90

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Listing information last updated on November 9th, 2025 at 3:17am MST