

## \$199,500 - 5430 Highway 16, Rural Parkland County

MLS® #E4440453

**\$199,500**

1 Bedroom, 0.50 Bathroom, 576 sqft

Rural on 8.52 Acres

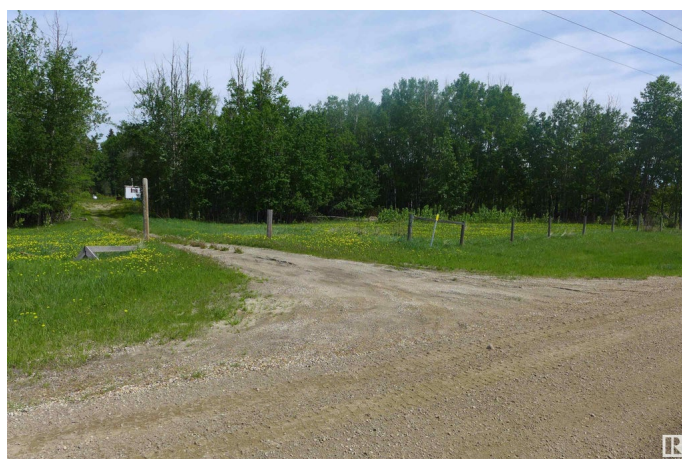
None, Rural Parkland County, AB

THIS SUPERB TREED 8.52 ACRES FRONTS HWY 16 AND 45 MINUTES FROM EDMONTON AND A FEW MINUTES FROM FOUR BOATING/FISHING LAKES. Nicely treed acreage out of a sub-division with a cleared yard site with graveled road & parking area. An ideal location to run your business from or to build your dream home with privacy or a weekend get-a-way. The mobile would need your handyman skills to make it your now home. There is power; septic tank & field & drilled well. Zoned Agricultural General District. The converted bus/RV is negotiable. Check this property out.

Built in 1971

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440453               |
| Price          | \$199,500              |
| Lease Rate     | \$101                  |
| Bedrooms       | 1                      |
| Bathrooms      | 0.50                   |
| Half Baths     | 1                      |
| Square Footage | 576                    |
| Acres          | 8.52                   |
| Year Built     | 1971                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5430 Hghway 16        |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0W0               |

**Amenities**

|          |          |
|----------|----------|
| Features | Fire Pit |
|----------|----------|

**Interior**

|              |                                         |
|--------------|-----------------------------------------|
| Heating      | Forced Air-1, Wood Stove, Propane, Wood |
| Stories      | 1                                       |
| Has Basement | Yes                                     |
| Basement     | None, No Basement                       |

**Exterior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Private Setting, Recreation Use, Schools, Shopping Nearby, Treed Lot |
| Foundation        | Block                                                                             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 126            |
| Zoning         | Zone 70        |

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Listing information last updated on October 8th, 2025 at 2:33am MDT