

\$5,400,000 - 54312 Rr 255, St. Albert

MLS® #E4414974

\$5,400,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Annexation Lands, St. Albert, AB

This is an exceptional opportunity for investors seeking a substantial parcel of land in St. Albert, spanning 121-acres. This prime property is located in northwest St. Albert, just 0.5 km north of the vibrant Nouveau subdivision and west of Jensen Lakes and Walmart. The new Fowler Way connecting Highway 2 with Ray Gibbon drive is slated to run 1/2 kilometer south of this land. There are 2 commercial buildings, one built in 2010-6000 sq ft (has 3 over head 14x16 doors that features radiant heat) , second one built in 2011-9600 sq ft (has 5 over head 14x16 doors that features radiant heat), both have 3-phase power, services, solid concrete floors, high quality construction, metal exteriors too. The area around the shops has frost fencing, fencing for hobby livestock. Property is fenced.



Essential Information

MLS® #	E4414974
Price	\$5,400,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address 54312 Rr 255
Area St. Albert
Subdivision Annexation Lands
City St. Albert
County ALBERTA
Province AB
Postal Code T8T 0T6

Amenities

Parking Heated, Insulated, RV Parking, Shop, See Remarks

Exterior

Exterior Features Backs Onto Park/Trees, Commercial, Corner Lot, Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Through Road, Private Setting, Public Transportation, Schools, Subdividable Lot, Treed Lot, See Remarks

Additional Information

Date Listed November 30th, 2024
Days on Market 129
Zoning Zone 24

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Listing information last updated on April 7th, 2025 at 11:17pm MDT