

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

MLS® #E4461645

**\$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. The vendor is open to vendor take back mortgage or partnership



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4461645        |
| 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          |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 24            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 11:32pm MDT