

# \$1,325,000 - South Of Hwy 15 On Range Road 191, Rural Lamont County

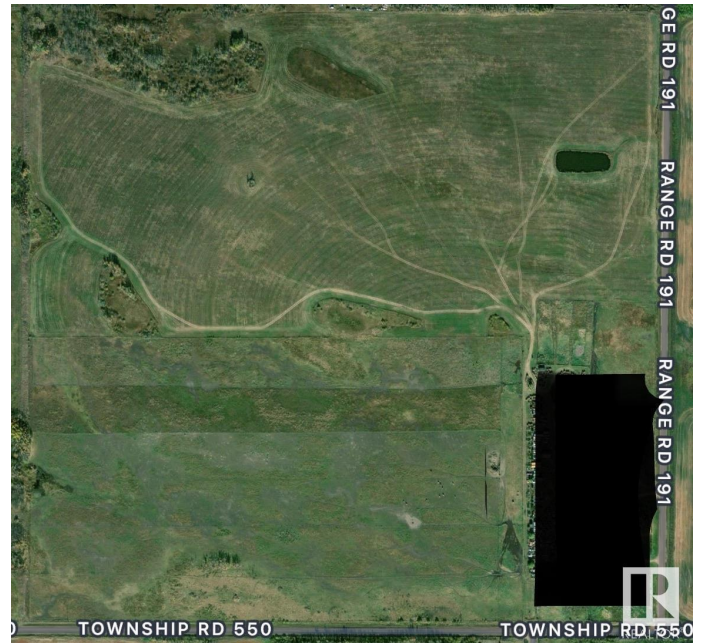
MLS® #E4436040

**\$1,325,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 147.30 Acres

None, Rural Lamont County, AB

147.30 acres of Land used agriculturally, but ZONED COUNTRY RESIDENTIAL. Currently in hay, pasture and a small ~20 acre field seeded to oats in 2025. The owners spent years of effort and lots of money to have an Area Structure Plan completed, various studies and tests done, and rezoning approved. This land can be used as hay and farmed for now, but is ready for a developer to build a subdivision road, bring in gas/power to the lot lines, and subdivide, title and SELL ACREAGES. This is a great area for future acreages, with close proximity to Highway 15, 16, 831 and 834, Elk Island Natl park and the Industrial Heartland area with lots of high-paying jobs. Can you see the opportunity? Do you have the vision?



## Essential Information

MLS® #	E4436040
Price	\$1,325,000
Bathrooms	0.00
Acres	147.30
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	South Of Hwy 15 On Range Road 191
Area	Rural Lamont County
Subdivision	None
City	Rural Lamont County
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### **Exterior**

Exterior Features    Picnic Area, Private Setting, Stream/Pond, Subdividable Lot

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	42
Zoning	Zone 60

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 June 23rd, 2025 at 9:02pm MDT