

CIR REALTY

PROPERTY INFO SHEET

51424 RANGE ROAD 260, PARKLAND COUNTY, AB

**79.56 ACRES | ADJACENT TO SOUTHWEST
EDMONTON | PRIME DEVELOPMENT POTENTIAL**



CIR REALTY



PROPERTY OVERVIEW

- **SIZE: 79.56 ACRES**
- **ZONING: COUNTRY RESIDENTIAL (PARKLAND COUNTY)**
- **LAND USE: 75 ACRES CULTIVATED FARMLAND, VACANT YARD SITE IN THE NORTHEAST CORNER**
- **LOCATION: DIRECTLY ADJACENT TO EDMONTON'S SOUTHWEST CITY LIMITS ALONG WINTERBURN ROAD (RANGE ROAD 260)**





ZONING & DEVELOPMENT OPPORTUNITIES

01 CURRENT ZONING (COUNTRY RESIDENTIAL)

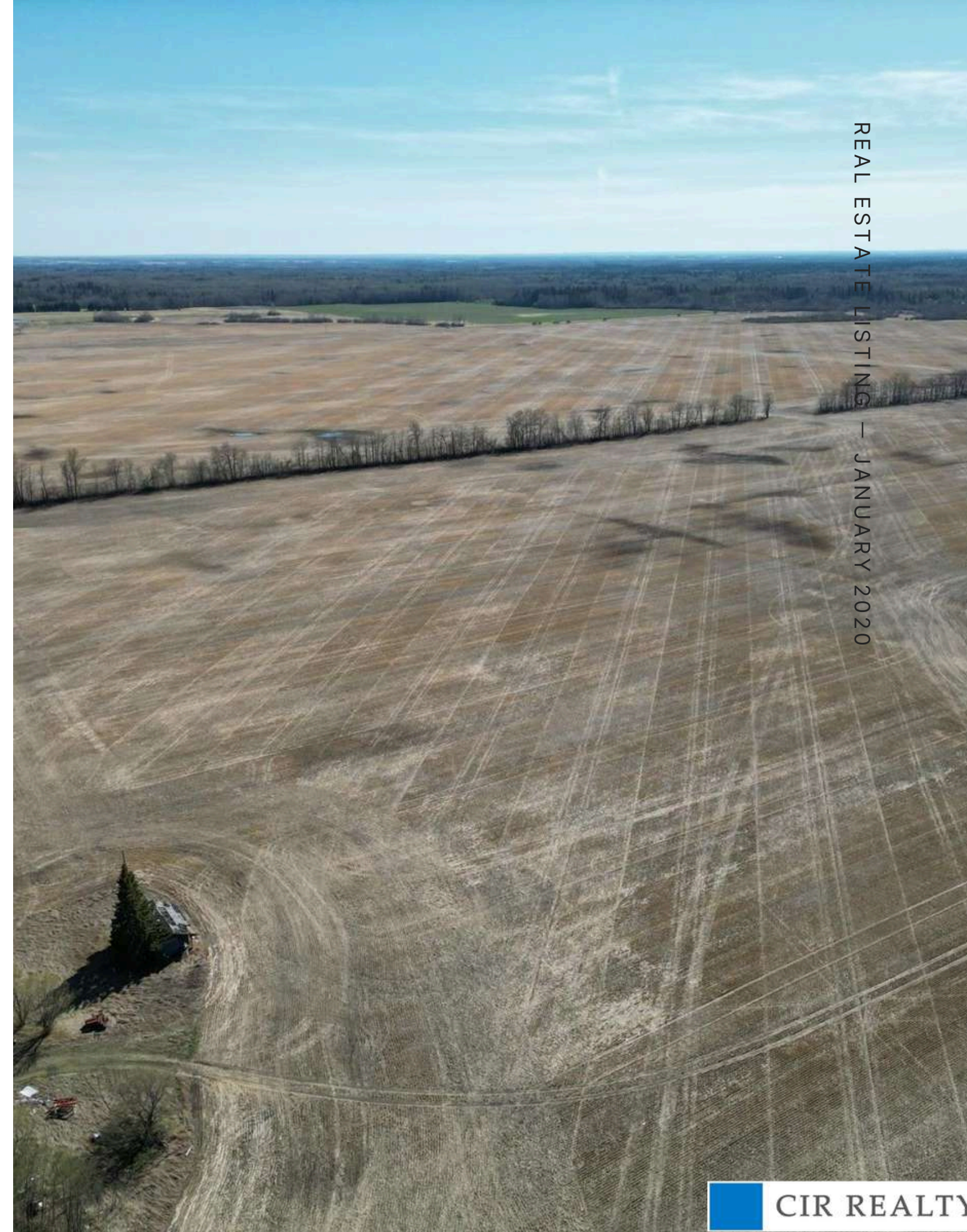
- Supports low-density residential development
- Typically permits single-family homes on larger lots
- Rezoning may be required for higher-density or mixed-use developments

02 POTENTIAL FOR FUTURE DEVELOPMENT

- Proximity to Edmonton's boundary enhances investment appeal
- May hold long-term potential for annexation, though no current plans are in place
- Engagement with Parkland County's planning department is advised for development inquiries

ANNEXATION & FUTURE GROWTH CONSIDERATIONS

- Edmonton has previously expanded through annexation (e.g., Leduc County & Beaumont in 2019)
- No confirmed annexation plans for this specific property at this time
- Future municipal boundary changes could impact land value and development potential



REAL ESTATE LISTING – JANUARY 2020

Contact details

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