

## \$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 investment 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 | 140                 |
| Zoning         | Zone 24             |

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Listing information last updated on April 19th, 2025 at 6:17pm MDT