

# \$335,000 - 20 54006 Rge Road 274, Rural Parkland County

MLS® #E4441537

**\$335,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.02 Acres

Panorama Heights, Rural Parkland County, AB

Imagine the possibilities on this 3.02-acre parcel in the coveted Panorama Heights, just 4 miles north of Spruce Grove with easy access to Edmonton and St. Albert. The fully fenced property is serviced with power, natural gas, and a drilled well. A mature tree buffer along the west boundary affords privacy, while a vast, level pad awaits your vision—whether that's a spacious shop, barndominium, or sprawling ranch-style bungalow. The existing home has sustained extensive structural damage from a burst pipe and is offered as-is, though the double garage may be salvaged or renovated. Minutes from Spruce Grove's shops, schools, and services, this rare acreage offers the ultimate blend of country tranquility and city convenience. Build the home and outbuildings you've always dreamed of in Panorama Heights!

Built in 1973

## Essential Information

MLS® #	E4441537
Price	\$335,000
Bathrooms	0.00
Acres	3.02



Year Built	1973
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	20 54006 Rge Road 274
Area	Rural Parkland County
Subdivision	Panorama Heights
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3S5

### Interior

Heating	Forced Air-1, Natural Gas
---------	---------------------------

### Exterior

Exterior Features	Fenced
-------------------	--------

### Additional Information

Date Listed	June 10th, 2025
Days on Market	7
Zoning	Zone 70

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 17th, 2025 at 5:47am MDT