

# **\$5,200,000 - Range Rd 31 Twp Rd. 574a, Rural Barrhead County**

MLS® #E4416661

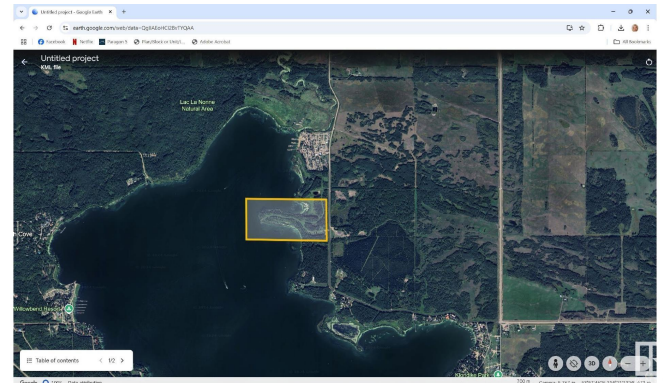
**\$5,200,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 58.00 Acres

Lac La Nonne Subdivision, Rural Barrhead County, AB

## **DEVELOPMENT OPPORTUNITY**

**LAKEFRONT!** This beautiful natural area is located in the northeast section of One of Alberta's best lakes - Lac La Nonne. 141 lots have been created out of 58 Acres with a large percentage LAKEFRONT! Deep Services! 11 lots have power, gas, and water to the lot line. An existing, significant well can service all 141 lots. The objectives of this community are to maximize the area of land preserved in its natural state, create a safe gated community ideal for tiny homes, recreational homes, park models, and luxury RVs. This project has been condominiumized and is zoned BRC (Bareland Condo Residential Recreational District). Permitted uses include residential, recreational, day homes, caretaker residences, park models, recreational vehicles, convenience stores, eating, and recreation. Near the City of Edmonton and St. Albert, this community will fill a high demand niche of recreational properties in a gorgeous natural setting directly on one of Alberta's most cherished lakes.



## **Essential Information**

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Price	\$5,200,000
Bathrooms	0.00
Acres	58.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Range Rd 31 Twp Rd. 574a
Area	Rural Barrhead County
Subdivision	Lac La Nonne Subdivision
City	Rural Barrhead County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Exterior

Exterior Features    Backs Onto Lake, Lake Access Property, Lake View

### Additional Information

Date Listed	December 27th, 2024
Days on Market	159
Zoning	Zone 72

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Listing information last updated on June 4th, 2025 at 12:17pm MDT