

# FOR SALE

## TWO COUNTRY RESIDENTIAL LOTS AT GREEN ACRES ESTATES

52222 Range Road 274, Lots 40 and 42, Parkland County, AB



(Location of lot boundaries are approximate. Actual boundaries to be confirmed by Purchaser)

### HIGHLIGHTS

- 4.47 ~~4.36~~ to 8.83 acres of country residential land available in Green Acres Estates in Parkland County, Alberta
- Next to reserve area
- Lots are partially treed
- Mature and well-established subdivision with an asphalt road
- Green Acres is only a 10 minute drive to Walmart Spruce Grove and a 20 minute drive to Costco Winterburn

### CONTACT

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# PROPERTY DETAILS



LEGAL DESCRIPTION	Plan: 3963tr Block: 2 Lot: 17
MUNICIPAL DESCRIPTION	52222 Rg Rd 274, Lot 40
SIZE (ACRES +/-)	4.47
DIMENSIONS (FT +/-)	307 ft x 634 ft
TAXES (2020)	\$1,938.61 (2020)
SALE PRICE	\$425,000.00

LEGAL DESCRIPTION	Plan: 3963tr Block: 2 Lot: 18
MUNICIPAL DESCRIPTION	52222 Rg Rd 274, Lot 42
SIZE (ACRES +/-)	4.47
DIMENSIONS (FT +/-)	307 ft x 618 ft
TAXES (2020)	\$1,929.58 (2020)
SALE PRICE	

Next to reserve area and lots are partially treed



Price:  
**SOLD!** (lot 42)  
**\$425,000** (lot 40)

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**AERIALS** (Approximate lot boundaries, actual to be confirmed by buyer.)



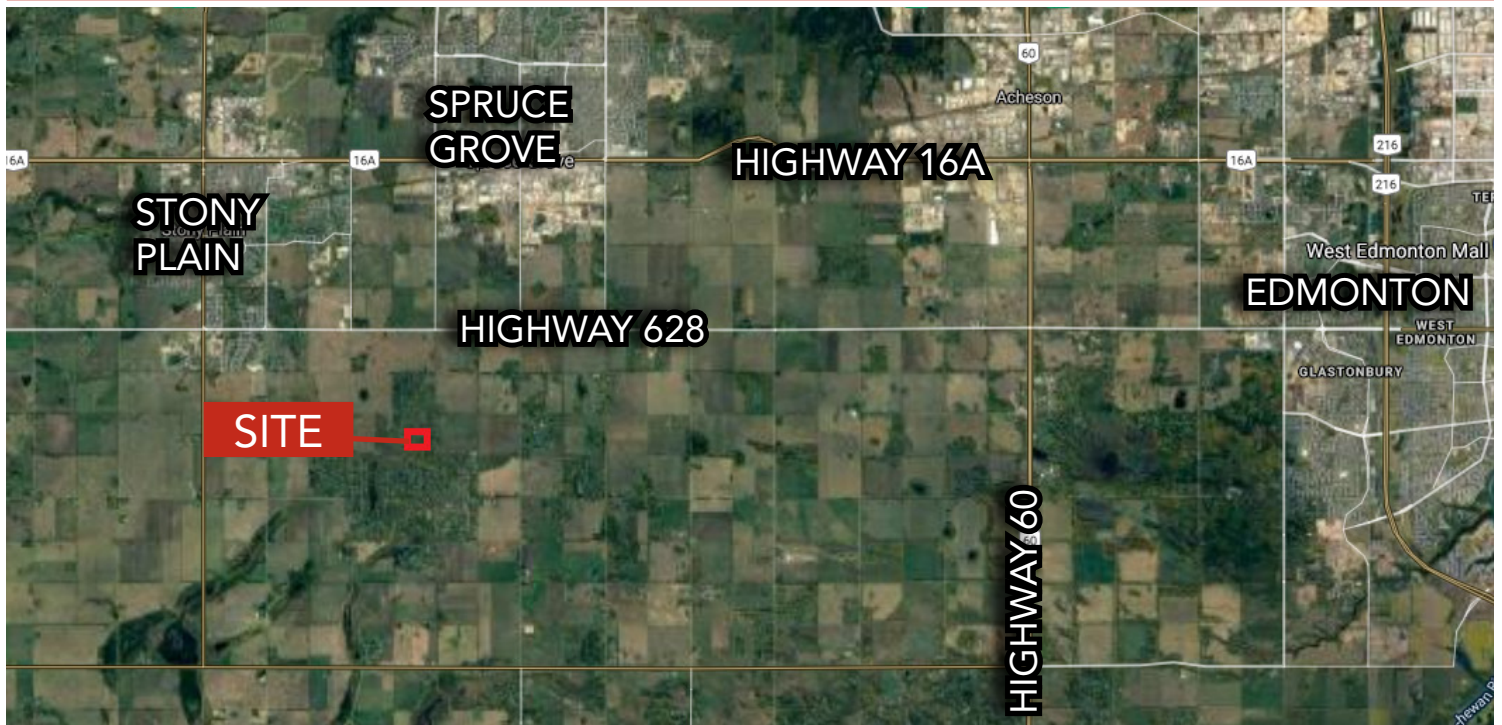
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## REGIONAL LOCATION



## LOCAL MAP



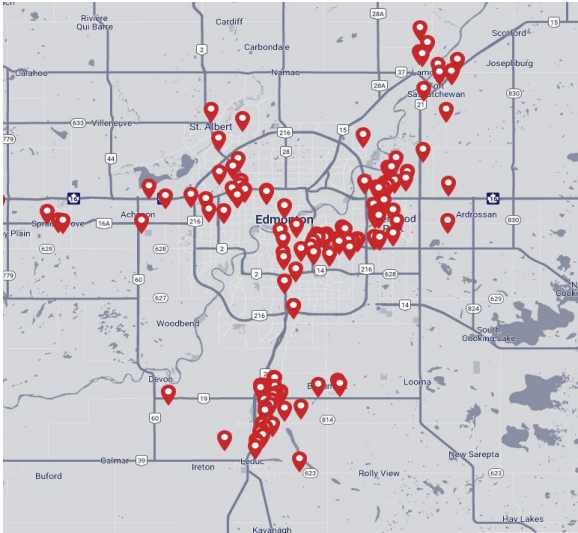
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## ABOUT ROYAL PARK REALTY

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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Partner/Associate, MBA - BIO

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Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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