

# \$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 commercial 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
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### **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
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### **Additional Information**

Date Listed	November 30th, 2024
Days on Market	125
Zoning	Zone 24

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Listing information last updated on April 4th, 2025 at 4:02pm MDT