

\$1,500,000 - 40412 271 Range Road, Rural Lacombe County

MLS® #E4409749

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Rural Lacombe County, AB

Opportunity to acquire 14.3 acres of highway commercial development land located at 4;27;40;26;SE Lacombe County, AB (the Subject Property). Approximately 1,530 ft of high visibility highway frontage make it perfect for any developer wanting exposure along a busy highway corridor (38,510 AADT). The site is fully serviced with municipal sewer and water along the property line. Highway Commercial zoning allows for a multitude of permitted uses for the property. Fully fenced and graveled site previously used for modular home sales. Easy access from the North and South off of HWY 12 overpass.

Essential Information

MLS® #	E4409749
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	40412 271 Range Road
Area	Rural Lacombe County
Subdivision	None



City	Rural Lacombe County
County	ALBERTA
Province	AB
Postal Code	T0C 0J0

Additional Information

Date Listed	October 9th, 2024
Days on Market	193
Zoning	Zone 90

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 April 20th, 2025 at 8:02am MDT