Courtesy Of Karmella Bilous Of Initia Real Estate

# $175,000 - 31 53120 Rge Road 15, Rural Parkland County

MLS® #E4453504

**$175,000**
0 Bedroom, 0.00 Bathroom,
Rural on 2.41 Acres

The Views at Willow Peak, Rural Parkland County, AB

Looking for the perfect place to build your dream home? This park-like lot offers walk-out basement potential and is bordered by a beautiful park/reserve area on the back and side for extra privacy and nature views. This is one of only 2 lots still available in the fully developed subdivision of The Views At Willow Peak. Located 5 mins from Blueberry School and Blueberry Hall, it combines country charm with community convenience. Enjoy easy access to the Yellowhead Highway, with Edmonton just 20 minutes away and Spruce Grove or Stony Plain only 10 minutes from your doorstep.

## Essential Information

| | |
|---|---|
| MLS® # | E4453504 |
| Price | $175,000 |
| Bathrooms | 0.00 |
| Acres | 2.41 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 31 53120 Rge Road 15 |

| | |
|---|---|
| Area | Rural Parkland County |
| Subdivision | The Views at Willow Peak |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 0H0 |

## Exterior

| | |
|---|---|
| Exterior Features | Backs Onto Park/Trees, Corner Lot |

## Additional Information

| | |
|---|---|
| Date Listed | August 18th, 2025 |
| Days on Market | 45 |
| Zoning | Zone 90 |

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Listing information last updated on October 2nd, 2025 at 2:47am MDT