

# \$5,940,480 - 23440/23441 114 Avenue, Rural Parkland County

MLS® #E4418317

**\$5,940,480**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Acheson Industrial, Rural Parkland County, AB

76.16 Acres. The Acheson advantage with the proximity of Edmonton! This potential industrial development site is strategically located within the Parkland County Acheson Industrial Area Structure Plan (ASP), and offers excellent access to key transportation routes. It provides quick access to Yellowhead Highway 16, and is just minutes from Anthony Henday, enhancing business connectivity. The site only a short drive from the vast amenities of Edmonton and Spruce Grove Alberta while also being strategically nestled in Acheson, Alberta. With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development. 4;26;53;11;NE (Southern Portion) Zoning: Industrial Reserve District (IRD).



Built in 2024

## Essential Information

MLS® #	E4418317
Price	\$5,940,480
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Industrial

Status                      Active

**Community Information**

Address                    23440/23441 114 Avenue  
Area                        Rural Parkland County  
Subdivision              Acheson Industrial  
City                        Rural Parkland County  
County                    ALBERTA  
Province                  AB  
Postal Code              T5S 2E8

**Exterior**

Exterior                  See Remarks  
Construction            See Remarks

**Additional Information**

Date Listed              January 15th, 2025  
Days on Market        200  
Zoning                    Zone 70

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 August 2nd, 2025 at 10:17pm MDT