

# \$7,463,680 - 23440/23441 114 Avenue, Rural Parkland County

MLS® #E4461757

**\$7,463,680**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

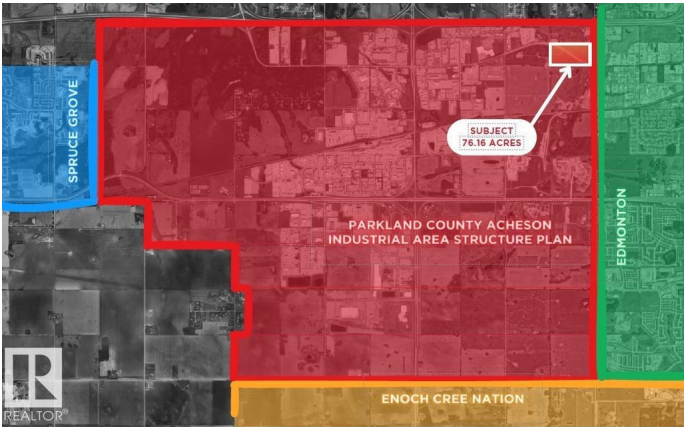
Acheson Industrial, Rural Parkland County, AB

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 whiles 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® #     | E4461757    |
| Price      | \$7,463,680 |
| 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              October 10th, 2025  
Days on Market        6  
Zoning                    Zone 70

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Listing information last updated on October 16th, 2025 at 12:02am MDT