

**14 Rollinghill Estates
Rural Parkland County, Alberta****MLS # A2279921****\$175,000****Division:** Rollingview Estates**Lot Size:** 3.85 Acres**Lot Feat:** Brush**By Town:** Stony Plain**LLD:** 23-51-2-W5**Zoning:** CR**Water:** None**Sewer:** -**Utilities:** -

Rollingview Estates, Just 15 minutes SW of Stony Plain. If you've been searching for a private, peaceful, and promising piece of land—close to pristine lakes and a comfortable drive to town—this 3.85-acre sanctuary is your invitation to make rural dreams come true. Don't miss your chance to own a slice of natural paradise, ready and waiting for your vision. Nestled at the heart of the tranquil rural community of Rollingview Estates, this treed property presents a unique opportunity to turn your vision of country living into a reality. Just 45 minutes West of Edmonton. Never before occupied, this untouched parcel boasts a rare blend of privacy, natural beauty, and accessibility—offering you the perfect canvas for your dream home or recreational getaway. This is one of the final lots in the established community that has not been developed on. Utilities are at the property line and road access is available, simplifying your building process while preserving the unspoiled character of the landscape. Zoning allows for flexibility, so you can tailor your plans to suit your lifestyle and needs. Most utilities are to the property line.