

## \$189,900 - 319 26500 Hwy 44, Riviere Qui Barre

MLS® #E4464309

**\$189,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.60 Acres

Riviere Qui Barre, Riviere Qui Barre, AB

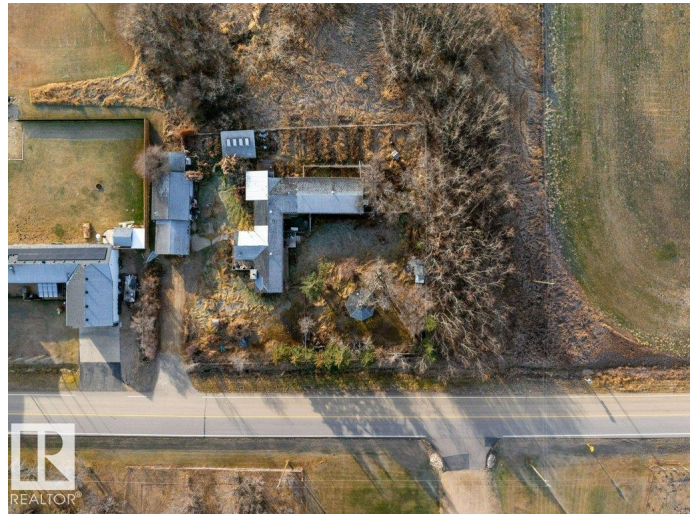
Unique opportunity to own a 0.6-acre fully serviced lot on the edge of the charming Hamlet of Rivière Qui Barre! Located in Sturgeon County, just 10 min west of Morinville, 15 min NW of St. Albert, and 25 min NW of Edmonton. The property features multiple structures—repair or remove and start fresh! A great holding property for a savvy investor, adjacent to 16 acres of recreational land. Zoned R4 — Hamlet Serviced District, allowing for attached or detached homes and potential subdivision for future development. Conveniently located walking distance to the new K-9 school and Community Centre with a gymnasium and arena. A rare find with big potential!

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4464309        |
| Price     | \$189,900       |
| Bathrooms | 0.00            |
| Acres     | 0.60            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

Address 319 26500 Hwy 44



|             |                   |
|-------------|-------------------|
| Area        | Riviere Qui Barre |
| Subdivision | Riviere Qui Barre |
| City        | Riviere Qui Barre |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T0G 1Y0           |

## Exterior

Exterior Features   Schools, Subdividable Lot

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | October 30th, 2025 |
| Days on Market  | 4                  |
| Zoning          | Zone 70            |
| RE / Bank Owned | Yes                |

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Listing information last updated on November 3rd, 2025 at 8:17am MST