

Courtesy Of Liam E Whalen and Matthew D Barry Of Exp Realty

# \$1,199,900 - 53110 Rge Rd 12, Rural Parkland County

MLS® #E4421202

**\$1,199,900**

5 Bedroom, 3.00 Bathroom, 1,986 sqft

Rural on 39.75 Acres

None, Rural Parkland County, AB

Discover this amazing opportunity to own 39.5 acres of paradise! The beautiful property has rolling hills and stunning majestic pines, plus a 1,986 sq ft WALKOUT BUNGALOW. The home offers four bedrooms on the main floor, an additional two bedrooms in the basement, as well as newer furnaces, vinyl windows, updated kitchen and appliances. There is a HEATED, oversized, two car garage and an attached carport. There's plenty of fenced pasture land for horses or cattle. Work on your hobbies or run a business as there is space for that too. There is a newer built HEATED 40' x 25' WORKSHOP with 2" x 6" walls, reinforced 7" concrete for a future lift if needed and plenty of power. The 49' x 38' HEATED QUONSET is finished as a machine shop, complete with lathe's, presses and welder. The barn is currently used as a woodworking shop. There is plenty of covered storage and parking throughout. Check out this excellent location; 10 minutes from Spruce Grove, 2 miles from Stony Plain and close to Hubbles Lake.

Built in 1973

## Essential Information

MLS® #	E4421202
Price	\$1,199,900
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,986
Acres	39.75
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53110 Rge Rd 12
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T1

### Amenities

Features	Bar, Closet Organizers, Deck, Front Porch, Gazebo, Hot Water Instant, Hot Water Tankless, Insulation-Upgraded, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Creek, Fenced, Hillside, Landscaped, Rolling Land, Stream/Pond, Subdividable Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 12th, 2025

Days on Market 59

Zoning Zone 90

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