

# **\$775,000 - 25 53219 Rge Road 271, Rural Parkland County**

MLS® #E4431423

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Rural on 3.14 Acres

Rolling Meadow Estates, Rural Parkland County, AB

Just a SHORT 15-MINUTE DRIVE WEST OF EDMONTON & ONLY 5 MINUTES NORTH OF SPRUCE GROVE, this incredible acreage offers the perfect blend of country living with CLOSE PROXIMITY TO THE CITY. Situated on OVER 3 ACRES of land, backing onto reserve land, this property features a 48x60 SHOP w mezzanine, 3 newer insulated overhead garage doors, 220V wiring, a truck pit, compressor, water, & gas. Plus, there's a 26x24 DOUBLE DETACHED GARAGE. The immaculate, RENOVATED WALK-OUT BI-LEVEL boasts OVER 2500 SQFT of living space. The main floor showcases an UPDATED KITCHEN w HUGE 5x10 ISLAND and NEWER STAINLESS STEEL APPLIANCES. The dining room opens to a WEST-FACING WRAP-AROUND DECK, overlooking the expansive backyard. Recent upgrades include NEW WINDOWS, SHINGLES, EAVESTROUGHS, HOT WATER TANK, PRESSURE TANK, & SEPTIC TANK. This home is a MUST-SEE, offering both convenience and tranquility!

Built in 1978

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4431423               |
| Price          | \$775,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,286                  |
| Acres          | 3.14                   |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 25 53219 Rge Road 271  |
| Area        | Rural Parkland County  |
| Subdivision | Rolling Meadow Estates |
| City        | Rural Parkland County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 3L9                |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Deck, Parking-Extra, Workshop |
|----------|--|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood                    |
| Exterior Features | Golf Nearby, Landscaped |
| Construction      | Wood                    |
| Foundation        | Concrete Perimeter      |

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 14

Zoning Zone 70

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Listing information last updated on April 30th, 2025 at 11:02pm MDT