

Courtesy Of Gerry Dargatz Of Century 21 Leading

## **\$550,000 - 52316 Rge Rd 274, Rural Parkland County**

MLS® #E4452908

**\$550,000**

2 Bedroom, 1.50 Bathroom, 1,455 sqft

Rural on 4.69 Acres

Green Acre Estates, Rural Parkland County,  
AB

Discover the charm of rural living with this beautifully maintained acreage, ideally located just 7 minutes south of Spruce Grove and Stony Plain. Enjoy the tranquility of country life with the convenience of nearby schools, shopping, and entertainment. Situated on 4.69 fully fenced acres, this cozy 1,455 sq ft, one level home with a spacious crawl space basement was renovated in 1996, including a well-designed addition. The property is packed with extras: Heated double detached garage, 16x36 heated workshop with carport, fenced dog run, new septic system (2010), new well and hot water tank (2020), Mature trees offering privacy from the road and neighbors, Lockable gates and an extra fenced-in area surrounding the house—ideal for children and pets. There's plenty of room for a garden, RV parking, or even a few animals—perfect for an active family seeking space and flexibility. An on-site auction of tools, outdoor equipment, and household items will be held September 14 at 10 am.

Built in 1940

### **Essential Information**

MLS® # E4452908

Price \$550,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,455
Acres	4.69
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	52316 Rge Rd 274
Area	Rural Parkland County
Subdivision	Green Acre Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3T5

### **Amenities**

Features	Off Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Private Setting
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed August 14th, 2025

Days on Market 1

Zoning Zone 90

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Listing information last updated on August 15th, 2025 at 1:47am MDT