

# \$650,000 - 3 52505 Rge Road 22, Rural Parkland County

MLS® #E4455211

## \$650,000

5 Bedroom, 2.50 Bathroom, 1,447 sqft  
Rural on 5.46 Acres

Lincolnshire Downs, Rural Parkland County,  
AB

5.46 acresâ€¦ fully-fencedâ€¦ with a desirable SOUTH-FACING exposureâ€¦ this is the acreage youâ€™ve been wanting! Perfectly positioned amongst a tree-lined perimeter, this bungalow features an open layout, large living room & kitchen with sliding patio doors leading to the upper-level deck, main-floor laundry, FIVE total bedrooms including a king-sized ownerâ€™s suite with dual closets & 4pc ensuite, a fully-finished WALK-OUT basement with wood-burning fireplace, bar, & stage (yes, a stage! Perfect for dancing, live music, & entertaining!), and an oversized double-attached garage. Complete with a hot tub, lower-level deck, numerous fruit trees & shrubs (apple, cherry, crap apple, raspberries, saskatoon, haskaps, pin cherry, currants, & rhubarb), 3 sheds/outbuildings, and a single-detached garage (ideal for a workshop!), this property is less than 20 minutes from Stony Plain in the Blueberry School district â€” youâ€™ll love it here!

Built in 2002

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455211  |
| Price    | \$650,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,447                  |
| Acres          | 5.46                   |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3 52505 Rge Road 22   |
| Area        | Rural Parkland County |
| Subdivision | Lincolnshire Downs    |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2J3               |

### Amenities

|          |                                                                                          |
|----------|------------------------------------------------------------------------------------------|
| Features | Bar, Deck, No Smoking Home, Patio, R.V. Storage, Walkout Basement, Workshop, See Remarks |
|----------|------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Recreation Use, Schools, Treed Lot, Vegetable Garden, See Remarks |
| Construction      | Wood                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

Date Listed August 29th, 2025

Days on Market 2

Zoning Zone 90

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Listing information last updated on August 31st, 2025 at 2:32am MDT