

\$394,000 - 53301 Rge Road 30, Rural Parkland County

MLS® #E4457205

\$394,000

4 Bedroom, 1.00 Bathroom, 1,165 sqft
Rural on 3.41 Acres

None, Rural Parkland County, AB

"Civil Enforcement Sale" Property being Sold Sight Unseen "AS IS/WHERE IS" at the time of possession. 3.41 acres out of subdivision, with an approximately 1150 sq ft. 3 bedroom Bungalow with finished basement (additional bedroom), and drive-thru double detached garage with multiple other outbuildings/sheds (chicken coop, wood shed, etc). New Septic Tank field in 2012. Newer windows, siding, and flooring. The subject property is purported to be in livable condition but in need of some work. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, DO NOT APPROACH RESIDENTS OR STEP ONTO PROPERTY, drive-by's only and please respect the Owner's situation.



Built in 1957

Essential Information

MLS® #	E4457205
Price	\$394,000
Bedrooms	4
Bathrooms	1.00

Full Baths	1
Square Footage	1,165
Acres	3.41
Year Built	1957
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	53301 Rge Road 30
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Z 0A8

Amenities

Features	See Remarks
----------	-------------

Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 11th, 2025
Days on Market	49
Zoning	Zone 70



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on October 29th, 2025 at 11:02pm MDT