

# **\$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 15

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 May 2nd, 2025 at 5:47am MDT