

# **\$1,285,000 - 44 50322 Rge Road 10, Rural Parkland County**

---

MLS® #E4455027

**\$1,285,000**

4 Bedroom, 4.00 Bathroom, 1,871 sqft

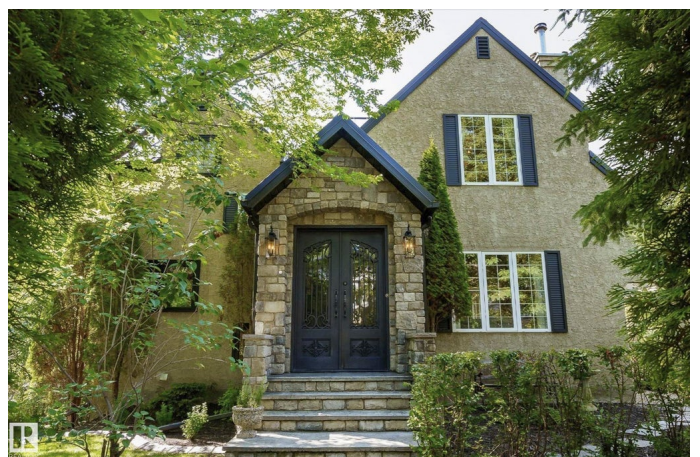
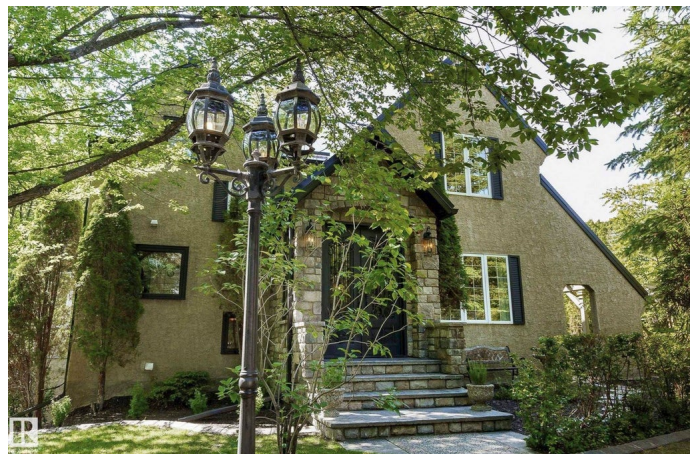
Rural on 1.36 Acres

Beau Rand Estates, Rural Parkland County, AB

BACKING THE RIVER! MASSIVE HEATED SHOP! One-of-a-kind property nestled on 1.36 acres, a rare blend of natural beauty, thoughtful design & functional living! Every inch of this beautifully crafted home reflects quality & character with Artisan touches, exposed beams, quality stone work & traditional finishes that create a warm & inviting atmosphere. Stunning open concept living space anchored by large windows that frame the serene views & fill the home with tons of natural light. The architecture seamlessly blends rustic charm with refined elegance making it ideal for both living & entertaining. Fully equipped for a self-sufficient lifestyle with a well-built greenhouse, chicken coops, fruit trees, 2 firepits, pond & ample space to garden. Spacious detached garage includes charming carriage home - perfect for guests, extended family or rental potential. Additionally 25x35 shop offers endless possibilities for hobbyists, business owners or extra storage. Come enjoy the peace & tranquility of Country living!

Built in 2001

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4455027               |
| Price          | \$1,285,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 1,871                  |
| Acres          | 1.36                   |
| Year Built     | 2001                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 44 50322 Rge Road 10  |
| Area        | Rural Parkland County |
| Subdivision | Beau Rand Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2A1               |

### Amenities

|          |                                                                                                                                                            |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Deck, Fire Pit, Gazebo, Greenhouse, Hot Tub, No Smoking Home, Open Beam, Patio, Sunroom, Vinyl Windows, Walk-up Basement, Workshop, Natural Gas BBQ Hookup |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood                                                              |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No |

Back Lane, Private Setting, Ravine View, River View, Vegetable Garden

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 90           |

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 1st, 2025 at 1:32am MDT