

# **\$455,000 - 412 53303 Rge Road 31, Rural Parkland County**

MLS® #E4459642

**\$455,000**

3 Bedroom, 1.50 Bathroom, 1,265 sqft  
Rural on 7.14 Acres

Meso West I, Rural Parkland County, AB

Discover your own private oasis on 7+ treed acres in Parkland County! This serene & private property offers the perfect canvas for your dream home, with mature trees providing a natural canopy & ultimate privacy. Enjoy the wildlife while having a morning coffee on the covered back porch. The existing mobile home with 3 bedrooms , 2 baths and a renovated kitchen presents an opportunity for immediate country living, while you can build your dream home with services already in place. A drilled well & septic are already there. 2 detached garages and a shop that are ideal for a home based business, storing equipment or indulging in your favorite hobby. Enjoy the peace & quiet of rural life without sacrificing convenience. Close to Cougar Creek Golf Course, Wabamun & Stony Plain. Don't miss the opportunity to create the acreage lifestyle you always dreamed of!

Built in 1977

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4459642  |
| Price     | \$455,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,265                  |
| Acres          | 7.14                   |
| Year Built     | 1977                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 412 53303 Rge Road 31 |
| Area        | Rural Parkland County |
| Subdivision | Meso West I           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0E3               |

### Amenities

|          |                             |
|----------|-----------------------------|
| Features | Deck, Fire Pit, Front Porch |
|----------|-----------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Hillside, Treed Lot |
| Foundation        | Piling                                                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 70              |

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Listing information last updated on September 30th, 2025 at 10:17pm MDT