

\$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
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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 13

Zoning Zone 70

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Listing information last updated on April 30th, 2025 at 12:47pm MDT