

# **\$1,550,000 - 53309 A 65 Range Road, Rural Parkland County**

MLS® #E4441381

**\$1,550,000**

3 Bedroom, 2.50 Bathroom, 2,099 sqft

Rural on 23.52 Acres

None, Rural Parkland County, AB

Built to last & stand the test of time, this beautifully designed home located 55 mins from Edmonton is situated on 24 acres of rolling land. This well-designed custom-built home displays superb workmanship & attention to detail. A perfect balance of Cathedral Ceilings creating a sense of grandeur & elegance; Chalet Style Triple Pane Windows fill the home with sunlight & the meticulously built Pine interior adds a sense of warmth & coziness. With just over 3,000 Sqft of Living Space enjoy the Spacious Loft Style Primary Bedroom, or the Library which could double as an Office. Walk or Ski the many Groomed Trails. A portion of the basement has been left for you to complete allowing you to add Bedrooms and/or a Games Room with direct access to the vast Yard. Included is a small Workshop/Woodshed & Profitable year-round 2,000 Sqft Turnkey Kennel Business. Located just off HWY 16, Highway Frontage Land can add potential revenue for advertising signage & some exclusive RV Storage. Explore the possibilities!

Built in 2010

## **Essential Information**

MLS® #

E4441381



Price	\$1,550,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,099
Acres	23.52
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	53309 A 65 Range Road
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

### Amenities

Features	Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Open Beam, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Workshop
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Not Fenced, Private Setting, Rolling Land
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 9th, 2025

Days on Market                78

Zoning                            Zone 90

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