

# \$324,900 - 6 53301 Rge Road 32, Rural Parkland County

MLS® #E4448047

**\$324,900**

3 Bedroom, 2.00 Bathroom, 1,225 sqft  
Rural on 3.09 Acres

Westland Park II, Rural Parkland County, AB

This spacious double-wide mobile home, built in 1977, offers 3 bedrooms, 2 family rooms (one featuring a cozy wood stove 3 seasons not included in sq footage.) , and a versatile den – ideal for a home office or hobby space. The open-concept design flows seamlessly from the dining area to the living room, perfect for gatherings and everyday comfort. The kitchen has been updated with a new countertop stove, built-in oven, and dishwasher. Additional updates include new toilets and shingles (replaced just 3 years ago). The primary suite boasts a built-in vanity and a 4-piece ensuite. Outside, enjoy the privacy of a beautifully treed 3.09-acre lot and the convenience of a 24’ x 26’ double detached garage. Whether you’re looking for space, tranquility, or a place to make your own – this charming property offers it all.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448047  |
| Price          | \$324,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,225     |
| Acres          | 3.09      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6 53301 Rge Road 32   |
| Area        | Rural Parkland County |
| Subdivision | Westland Park II      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0E3               |

### Amenities

|          |                 |
|----------|-----------------|
| Features | No Smoking Home |
|----------|-----------------|

### Interior

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

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Level Land, Low Maintenance Landscape, Private Setting, Treed Lot |
| Foundation        | See Remarks                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 70         |

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