

# **\$725,000 - 23 52437 Range Road 21, Rural Parkland County**

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MLS® #E4448490

**\$725,000**

5 Bedroom, 3.00 Bathroom, 1,782 sqft  
Rural on 3.83 Acres

Royal Park, Rural Parkland County, AB

Welcome to Royal Park & this 1991 AIR-CONDITIONED, Fox Maple Home custom-built Timber frame 2-storey, offering 1782 sf above grade + a finished WALK-OUT basement on a gated & partially fenced 3.83 Acres. Manicured limestone driveway & RV parking pad. Main floor: new vinyl plank flooring, freshly painted kitchen cabinetry (new granite counter-tops & newer appliances), dining & living room, sitting room w/ cast-iron wood stove, 3-pc bath & primary bedroom. Loft: 2 vaulted bedrooms & 4-pc bath w/ jacuzzi tub. Updated basement boasts vinyl plank flooring, in-floor heating, 2 bedrooms, 3-pc bath, flex area, cold-room, laundry, bright family room w/ WALK-OUT access to the covered back patio. Drilled well, 2013 septic field & 2023 shingles. Double (28'x29') detached garage. Hill-side BARN (29'x15'), has power, tack room, 2 horse stalls & hay loft w/ water-hydrant nearby. Beautiful deck view of your rolling land, which has a large, new page-wire dog run & empty lot to the west. Minutes to Blueberry School!

Built in 1991

## **Essential Information**



MLS® #	E4448490
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,782
Acres	3.83
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 52437 Range Road 21
Area	Rural Parkland County
Subdivision	Royal Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2H1

### Amenities

Features	Air Conditioner, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Patio, Vaulted Ceiling, Walkout Basement
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### Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed July 18th, 2025

Days on Market 1

Zoning Zone 90

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