

\$950,000 - 1209 Hwy 16, Rural Parkland County

MLS® #E4454048

\$950,000

5 Bedroom, 3.50 Bathroom, 2,171 sqft

Rural on 13.15 Acres

None, Rural Parkland County, AB

On 13.15 acres just five minutes from Stony Plain, this charming 2171 sf bungalow invites you into a world of comfort and possibility. The main floor flows welcomingly, connecting kitchen, living, dining, and family spaces—ideal for gatherings. Down the hall, find 4 bedrooms & a 5 pc bath, while the primary has a 3-pc ensuite. Laundry and a handy 2-pc bath are just outside the double attached garage. The lower level offers a spacious rec room, fifth bedroom, another bath, sauna, and generous unfinished flex space. Step onto the expansive south-facing deck to soak in nature’s serenity, overlooking nature and fenced space for livestock. The 40x32 shop is flooded with light, has 2 heaters, 2-pc bath, 220V, air lines, and metal roof. There’s a ready spot for an RV or modular with utilities set up. Two wells serve the property — 1 for house and 1 for shop, with water hydrants reaching garden and property’s east side. Three septic systems — house, shop and RV site.

Built in 1975

Essential Information

MLS® # E4454048

Price \$950,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,171
Acres	13.15
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1209 Hwy 16
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T1

Amenities

Features	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, R.V. Storage, Sauna; Swirlpool; Steam, Workshop, See Remarks
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Level Land, Private Setting, Ravine View, Rolling Land, Treed Lot, See Remarks, Partially Fenced
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed August 21st, 2025

Days on Market 23

Zoning Zone 90

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