

\$525,000 - 30 53111 Rge Road 22, Rural Parkland County

MLS® #E4461265

\$525,000

4 Bedroom, 2.50 Bathroom, 1,163 sqft
Rural on 3.01 Acres

West Hill Acres, Rural Parkland County, AB

Country Charm Meets Modern Comfort!

Welcome to this bungalow nestled on 3 peaceful acres a the perfect blend of comfort, space, and country living! Featuring 3 spacious bedrooms on the main floor and an additional bedroom downstairs, thereâ€™s plenty of room for family or guests. The fully finished basement provides extra living space for a family room, hobby area, or home gym â€“ whatever fits your lifestyle! Enjoy the convenience of an oversized double-attached garage, ideal for vehicles, storage, or a great workshop area. The three-season breezeway/porch area between the garage and home is a wonderful bonus â€“ perfect for storage or and excellent area to sit in the enclosed area with a view from the patio doors overlooking the south facing back yard. With a drilled water well and septic tank and field, this home is set up for comfortable rural living. This home is a welcoming property just waiting for its next owner to call it home.

Built in 1983

Essential Information

MLS® #	E4461265
Price	\$525,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	3.01
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	30 53111 Rge Road 22
Area	Rural Parkland County
Subdivision	West Hill Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2J4

Amenities

Features	Air Conditioner, Deck, Detectors Smoke, No Animal Home, Parking-Extra, Vinyl Windows
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Hillside, Landscaped, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed October 8th, 2025

Days on Market 4

Zoning Zone 90

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