

\$660,000 - 44 53025 Hghway 770, Rural Parkland County

MLS® #E4430646

\$660,000

5 Bedroom, 2.00 Bathroom, 1,087 sqft

Rural on 1.37 Acres

Bowen Lake Estates, Rural Parkland County,
AB

This is the dream for those looking for a country escape without the costly, extensive renos. Every detail has been accounted for: new well, septic, plumbing, shingles, windows, doors, insulation, appliances, paint, trim, kitchen, basement soundproofing, landscaping, fencing & an insulated shop with mezzanine! The moment you drive up & see the eye-catching fence & beautifully landscaped yard, you will be captivated. A stunning, white kitchen with eat-in island flows seamlessly into the large living room featuring a huge window overlooking the rolling hills, trees & farmers fields. The main floor is completed with 3 large bedrooms & 4 piece bath. Downstairs, the walkout basement offers 2 more large bdrms, a rec room, a tasteful laundry room, office space with soundproofing, additional storage space, & another 4 piece bath. Situated on a little over 1.3 scenic acres surrounded by trees, with only 1 neighbour, in desirable Blueberry School zone -this is truly an oasis located only 15 minutes to town.

Built in 1984

Essential Information

MLS® # E4430646

Price \$660,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,087 |
| Acres | 1.37 |
| Year Built | 1984 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 44 53025 Hghway 770 |
| Area | Rural Parkland County |
| Subdivision | Bowen Lake Estates |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Y 2J5 |

Amenities

| | |
|----------|-------------------|
| Features | Closet Organizers |
|----------|-------------------|

Interior

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

Exterior

| | |
|-------------------|------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Treed Lot |
| Construction | Wood |
| Foundation | Insulated Concrete Form |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 12th, 2025 |
| Days on Market | 7 |

Zoning

Zone 90

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Listing information last updated on April 19th, 2025 at 5:17pm MDT