

# **\$785,000 - 29 53322 Rge Road 25, Rural Parkland County**

MLS® #E4431652

**\$785,000**

3 Bedroom, 2.00 Bathroom, 1,445 sqft

Rural on 3.56 Acres

Yellowhead Estates, Rural Parkland County, AB

Escape to peaceful country living, just 30 minutes from Edmonton! This private 3.5-acre property features a beautifully updated 1,400 sq ft walk-out bungalow, offering a serene, spacious retreat. The home has been upgraded with a new furnace, central air conditioning, and a new roof, ensuring comfort and peace of mind. The walk-out basement is ready for further development, with potential for additional bedrooms, a rec room, or a guest suite. Enjoy the outdoors with a fully fenced yard perfect for pets or entertaining. There's plenty of room for vehicles and projects, with three garages: an attached double, detached oversized double, and a shop. Whether you're looking for a hobby farm, extra storage, or simply more space, this property offers endless possibilities. A rare find just minutes from Edmonton—don't miss out on this incredible opportunity!

Built in 2004

## **Essential Information**

MLS® #	E4431652
Price	\$785,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,445
Acres	3.56
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	29 53322 Rge Road 25
Area	Rural Parkland County
Subdivision	Yellowhead Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E1

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Front Porch, Hot Water Natural Gas, R.V. Storage, Vinyl Windows, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Flat Site, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 18th, 2025
Days on Market	1

## Zoning

## Zone 70

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