

Courtesy Of Barry Twynam Of Century 21 Leading

# **\$574,900 - 22 51513 Range Road 22 Road, Rural Parkland County**

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MLS® #E4445923

**\$574,900**

3 Bedroom, 2.50 Bathroom, 2,484 sqft

Rural on 3.09 Acres

Brightbank Estates, Rural Parkland County,  
AB

2480 sq ft, 3 bedrms that could easily be 4 bedrms, 2.5 baths, upgraded home, located on 3 beautiful well maintained acres, property backing onto a farmer's field. Main floor is carpet free, completely open plan, with a cozy country feel, kitchen with plenty of cabinets and pot drawers, large island, good size dining area and living rm, free standing electric fireplace. Huge master bedroom, 5 pce ensuite, large walk in closet. 2 other roomy bedrooms, with a large bonus/flex room that easily be converted to a 4th bedroom if needed. Upgrades include almost all new window double pane inserts, shingles 8 years old, new septic field 2024, Trane high efficient furnace approximately 12 years old, including many other upgrades. 22' x 80' Quonset style shop, with 240V power, gravel and plywood floor, with a 14'x48' mezzanine, currently used as a woodworking shop/storage. 9'x32' covered veranda with new pressure treated wood, side 12'x24' deck. Well compacted gravel driveway. Beautiful acreage property, clean home, great sub-division.

Built in 2003

## **Essential Information**



MLS® #	E4445923
Price	\$574,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,484
Acres	3.09
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information

Address	22 51513 Range Road 22 Road
Area	Rural Parkland County
Subdivision	Brightbank Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2H9

### Amenities

Features	Crawl Space, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Vegetable Garden
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 2nd, 2025

Days on Market                4

Zoning                            Zone 90

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Listing information last updated on July 6th, 2025 at 10:33am MDT