

# **\$725,000 - 53320 Rge Road 55, Rural Parkland County**

MLS® #E4447387

**\$725,000**

4 Bedroom, 2.00 Bathroom, 1,798 sqft

Rural on 9.88 Acres

None, Rural Parkland County, AB

Discover the perfect blend of rural serenity and modern living just an hour west of Edmonton.

Nestled on a private out of subdivision acreage, this unique property features a modernized split log home with a thoughtfully designed second storey addition. A stone faced natural gas fireplace anchors the dining area, creating a cozy, inviting atmosphere. The kitchen offers a stylish contrast with its central island. Step outside onto the expansive wrap-around deck ideal for enjoying peaceful prairie mornings or evening sunsets. The main floor offers a rustic ambiance, a spacious primary bedroom, and a private ensuite. Upstairs, you'll find three additional bedrooms and a well appointed 3pc bath. The property includes a modern triple detached garage, double garage. The 5 stalls, perfect for hobbyists or storage and the framework for a second residence ready to be rebuilt. Additional features include Saskatoon shrubs, raspberry bushes, waterer and corral. The land is mostly cleared and can be fenced with ease.

Built in 1942

## **Essential Information**

MLS® #	E4447387
Price	\$725,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,798
Acres	9.88
Year Built	1942
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	53320 Rge Road 55
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0V0

### Amenities

Features	Deck, Fire Pit, Front Porch, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Level Land, Shopping Nearby
Lot Description	200m x 200m
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 11th, 2025
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Days on Market 1

Zoning Zone 90

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