

# **\$498,000 - #23 53127 Range Road 12, Rural Parkland County**

MLS® #E4447452

**\$498,000**

5 Bedroom, 3.00 Bathroom, 1,604 sqft

Rural on 5.13 Acres

Glory Hills Estates (Parkland), Rural Parkland County, AB

Welcome to the established subdivision of Glory Hills Estates & this private, 5.13-acre parcel with the potential to subdivide. This 1600 sf bungalow w/ double (24'x26') attached garage & enclosed breezeway is nestled amongst mature Spruce, Pine, Oak & Poplar trees. This 1978 home has been taken down to the studs & basement foundation exposed. Professionally remediated for Asbestos. CLEARANCE REPORT ON FILE. Original main-floor layout had a vaulted kitchen, dining & living room w/ wood f/p, 4-pc bath & 3 bedrooms including the primary w/ 3-pc ensuite. Basement layout: family room, storage room, laundry room, 2 bedrooms & 3-pc bath. Furnace, hot water tank, shingles, soffits & eavestroughs updated~2020. New submersible pump in drilled well. Great opportunity to finish this home in your preferences with the assurance of a fantastic resale area. Convenient access to both Hwy 16 & Hwy 16A, should you be a commuter & the luxury of being less than 5 PAVED minutes from Stony Plain!

Built in 1978

## **Essential Information**



MLS® #	E4447452
Price	\$498,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,604
Acres	5.13
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#23 53127 Range Road 12
Area	Rural Parkland County
Subdivision	Glory Hills Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T1

### Amenities

Features	Deck, Vaulted Ceiling
----------	-----------------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Not Fenced, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 12th, 2025

Days on Market 3

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 2:32am MDT