

## \$650,000 - 52502 Rge Road 12, Rural Parkland County

MLS® #E4451601

**\$650,000**

4 Bedroom, 2.00 Bathroom, 1,223 sqft

Rural on 42.28 Acres

None, Rural Parkland County, AB

42.28 Private Acres Bordering Stony Plain Town limits (across Range Road 12). This is an Agricultural Property that can be used for Personal, Investment or Commercial use. Close to 2,400 sf ft of Developed space in this 60's Built Bungalow. Bungalow has 4 Bedrooms, 2 Baths, Large Living Room, U-Shaped Kitchen, Separate Dining Room and Finished Basement. New Windows and Roof within the last Couple of Years. Bright Nice layout with access to Large West facing Deck to enjoy the Daily Sunsets and Amazing View of All Your Acres. 24' x 24' Double Attached Garage has 220. 40' x 30 Shop with 220 in the Valley plus a few other out buildings (some with power). This property includes Your own Dirt track. There is also possibility of Clay on the property for various uses. Wild Raspberries and Saskatoons on the Back 40 with some very nice Build Sites as well. Some photos are Virtually Staged. Options are endless.

Built in 1964

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451601  |
| Price     | \$650,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,223                  |
| Acres          | 42.28                  |
| Year Built     | 1964                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52502 Rge Road 12     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2B9               |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Features       | Deck, Fire Pit, No Smoking Home, Parking-Visitor, R.V. Storage, Workshop |
| Parking Spaces | 10                                                                       |

### 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, Partially Landscaped, Private Setting, Ravine View, Recreation Use, Rolling Land, Partially Fenced |
| Construction      | Wood                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                |

### Additional Information

Date Listed August 7th, 2025

Days on Market 55

Zoning Zone 90

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Listing information last updated on October 1st, 2025 at 8:47am MDT