

Courtesy Of Gerry Dargatz Of Century 21 Leading

## **\$550,000 - 52316 Rge Rd 274, Rural Parkland County**

MLS® #E4452908

**\$550,000**

2 Bedroom, 1.50 Bathroom, 1,455 sqft

Rural on 4.69 Acres

Green Acre Estates, Rural Parkland County,  
AB

Discover the charm of rural living with this beautifully maintained acreage, ideally located just 7 minutes south of Spruce Grove and Stony Plain. Enjoy the tranquility of country life with the convenience of nearby schools, shopping, and entertainment. Situated on 4.69 fully fenced acres, this cozy 1,455 sq ft, one level home with a spacious crawl space basement was renovated in 1996, including a well-designed addition. The property is packed with extras: Heated double detached garage, 16x36 workshop with carport, fenced dog run, new septic field (2010), new well and hot water tank (2020), Mature trees offering privacy from the road and neighbors, Lockable gates and an extra fenced-in area surrounding the house—ideal for children and pets. There's plenty of room for a garden, RV parking, or even a few animals—perfect for an active family seeking space and flexibility. An on-site auction of tools, outdoor equipment, and household items will be held September 14 at 10 am.

Built in 1940

### **Essential Information**

MLS® # E4452908

Price \$550,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,455                  |
| Acres          | 4.69                   |
| Year Built     | 1940                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52316 Rge Rd 274      |
| Area        | Rural Parkland County |
| Subdivision | Green Acre Estates    |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3T5               |

### Amenities

|          |                                                                                              |
|----------|----------------------------------------------------------------------------------------------|
| Features | Off Street Parking, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
|----------|----------------------------------------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, See Remarks         |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood                               |
| Exterior Features | Fenced, Flat Site, Private Setting |
| Construction      | Wood                               |
| Foundation        | Block                              |

### Additional Information

Date Listed August 14th, 2025

Days on Market 21

Zoning Zone 90

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Listing information last updated on September 4th, 2025 at 5:47pm MDT