

Courtesy Of Dave J Ryan Of RE/MAX Real Estate

# **\$649,900 - 70 52228 Rge Road 30, Rural Parkland County**

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MLS® #E4458012

**\$649,900**

5 Bedroom, 3.50 Bathroom, 2,325 sqft

Rural on 1.67 Acres

Mayatan Lake Estates, Rural Parkland County,  
AB

Picture perfect acreage living! This 2300 sq ft 2-storey PLUS fully finished basement is truly a dream! First you come up the winding driveway to the house beautifully tucked into the trees. Walk into the large entry with plenty of space for everyone to take off shoes. Front den is perfect for a home office. Great living room with plenty of natural light & gas fireplace. Large kitchen has lots of prep & storage space. Dining room is perfect for hosting family & friends. MAIN FLOOR LAUNDRY! Upstairs the large master suite has tons of room for furniture, a walk in closet & 4pc ensuite. 2 more bedrooms are great for kids or guests. Big bonus room is the perfect spot for kids to hide out! Finished basement has 2 MORE BEDROOMS plus another large rec room. Double attached garage! Large back deck is a great spot to spend a summer evening. All this on over 1.6 acres of rolling treed land. Mayatan Lake just down the road is perfect for all sorts of outdoor activities! Must SEE!!! some photos are virtually staged

Built in 2008

## **Essential Information**

MLS® #

E4458012



Price	\$649,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,325
Acres	1.67
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	70 52228 Rge Road 30
Area	Rural Parkland County
Subdivision	Mayatan Lake Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2M5

### Amenities

Features	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Tub, 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	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed                September 16th, 2025

Zoning                     Zone 90

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Listing information last updated on September 16th, 2025 at 8:18pm MDT