

# \$930,000 - 53111 Rge Road 13, Rural Parkland County

MLS® #E4420829

**\$930,000**

4 Bedroom, 2.50 Bathroom, 2,112 sqft

Rural on 39.78 Acres

None, Rural Parkland County, AB

5 minutes west of Stony Plain, just under 40 acres, 2 houses and 24x24 detached garage. Endless potential with the possibility of a multi generational property, hobby farm or maybe an air bnb with Hubbles Lake down the road. Walk out bungalow has 3 bedrooms, 3 baths, family/ formal dining room, living room and main floor laundry all on the main floor encompassing over 2000sqft. The living room and family room have beautiful soaring vaulted ceilings with south facing windows in the living room that overlook the treed property. Large kitchen with ample cabinetry and countertops. Primary bedroom has patio door, walk in closet and 4pce ensuite with bidet. Main floor has new paint, vinyl plank flooring In the laundry and laminate and carpet throughout. The basement is a massive footprint that has some framing completed. The second house is just under 800sqft and has 1 bedroom, 4pce bath, kitchen, living room and separate tank and field but shares the same well with the main house. Barn has a collapsed roof.

Built in 1976

## Essential Information

MLS® #	E4420829
Price	\$930,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,112
Acres	39.78
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	53111 Rge Road 13
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T1

### **Amenities**

Features	Deck, Guest Suite, No Smoking Home, R.V. Storage, Vaulted Ceiling, Walkout Basement
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Private Setting, Recreation Use, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 7th, 2025

Days on Market 35

Zoning Zone 90

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Listing information last updated on March 14th, 2025 at 7:32am MDT