



## 50525 RGE ROAD 21 Rural Parkland County AB

\$324,900

Cute not-so-little house in the country! You'll love driving up to this 1600 sq ft, 1.5 storey character home in Twin Ravines. Walk up the steps to the front porch where you can look to the southwest and watch the sun go down. Inside you'll be swept away by the charming, classic touches! Large front living room with original hardwood floors. Huge dining room will be the perfect spot for entertaining family & friends! Great u-shaped kitchen with peninsula for prep space. Main floor master bedroom is great for avoiding stairs. 4pc bathroom! Head up the stairs to the flex space, great for a home office. 2 more bedrooms are perfect for kids or guests or anything else you dream up. Basement is framed with much of the electrical run for any future development you'd like! Plenty of upgrades including windows and doors and shingles. All sitting on just over 1 acre of fully fenced land. Just steps from the North Saskatchewan river and backing it's own ravine!!!

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

dave@daveryansells.ca  
<http://www.daveryanrealestate.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215