



## 51120 RGE RD 73 Rural Parkland County AB

\$385,649

Welcome to this custom-built bungalow nestled on a picturesque 5.51-acre lot just minutes from Drayton Valley. The main floor features a cozy living room with a charming brick fireplace, a family room bathed in natural light from bright bay windows & a large eat-in country kitchen with ample cabinetry & counter space. You'll find 2 spacious bedrooms, including a primary suite with private patio access & a luxurious 3pc en-suite, alongside a well-appointed 4pc main bath. The fully finished basement offers even more living space, showcasing a 2nd living room with a stone fireplace, an additional SECOND KITCHEN & 2 more bedrooms, plus a convenient laundry room. Recent upgrades include newer flooring, energy-efficient Lux windows (original) , a newer furnace (2016), hot water tank (2015), and a durable metal roof (2012). Outdoor amenities include a sizable shed, a workshop & an oversized dbl semi-attached garage connected by a breezeway, ensuring plenty of storage.

Listing Presented By:



Originally Listed by:  
Century 21 Leading

Kerry.Pfannmuller@Century21.ca  
<http://www.KerryPfannmuller.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)