



53407 RGE ROAD 30 65 Rural Parkland County AB

\$549,000

This stunning 2048 sq ft two-story home with a finished walkout basement is an exceptional opportunity, listed nearly \$80,000 under its appraised value due to the owners' urgent need to relocate. Nestled on a picturesque 3-acre lot in a desirable subdivision, this property is conveniently located just 30 minutes from Edmonton and 10 minutes from Stony Plain, with easy access to nearby lakes and amenities. The home boasts 4 spacious bedrooms, 3.5 baths, air conditioning for comfort, a cozy wood stove, and a gas fireplace for added warmth. Enjoy outdoor living with a private hot tub and fire pit, perfect for entertaining. The 3-car attached heated garage offers ample parking and warmth, while an insulated shed and chicken coop provide additional utility and storage space. Essential infrastructure includes a water well, septic field, and 200 amp power service, ensuring a well-equipped and comfortable living experience. Don't miss this incredible chance to own a piece of paradise at an unbeatable price.

Listing Presented By:



Originally Listed by:
1st Choice Realty Edmonton Ltd.

fredmorton@gmail.com



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net