



Rural Parkland County Alberta

\$529,999

3.14 ACRES! AMAZING BUNGLAOW! 35X35 HEATED AND INSULATED SHOP! 24X24 DETACHED GARAGE! WELCOME TO 116 53305 RANGE ROAD 280 IN PARKLAND COUNTY'S WESTBROOK CRESCENT. THIS PROPERTY IS LOCATED SECONDS FROM SPRUCE GROVE AND STONY PLAIN. THE 1976 BUILT HOME HAS 4 BEDROOMS, 3 BATHS, AND ALMOST 3200 SQ FT OF LIVING SPACE. THE KITCHEN HAS OAK CABINETRY, AN L-SHAPED ISLAND, AND LINO FLOORS. DINING AREA BORDERS KITCHEN. MAIN FLOOR LIVING ROOM HAS A MASONARY WOOD BURNING FIREPLACE WITH A SOUTH FACING BAY WINDOW. PRIMARY BEDROOM IS KING-SIZED WITH A LARGE CLOSET. ENSUITE IS 2 PIECE. MAIN FLOOR HAS A SPACIOUS LAUNDRY ROOM, 2 MORE BEDROOMS, AND A FULL BATH. BASEMENT IS FINISHED WITH 1 BEDROOM, FAMILY ROOM WITH WET BAR, DEN, 3 PIECE BATHROOM, AND UTILITY ROOM. FURANCE WAS REPLACED IN 2017, HWT 2013, SHINGLES 2017. SHOP IS HEATED WITH 220 POWER, MEZZANINE, COMPRESSOR, 14 FOOT OVERHEAD DOOR, AND A SUMP PIT. YARD IS LANDSACPED WITH ROLLING TERRAIN. HOME HAS A DRILLED WELL AND BORED WELL. SEPTIC TANK/FIELD (id:6769)

Family room Measurements not available
Den Measurements not available
Bedroom 4 Measurements not available
Utility room Measurements not available
Living room Measurements not available
Dining room Measurements not available

Kitchen Measurements not available
Primary Bedroom Measurements not available
Bedroom 2 Measurements not available
Bedroom 3 Measurements not available
Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.