



## Rural Parkland County Alberta

\$449,986

Acreage Living with Exceptional Potential on 3.71 Acres. Fantastic opportunity to own a spacious walkout bungalow in the desirable South Parkdale community. Offering over 1450 sq/ft. on the main floor, this property is ideal for buyers looking to build equity and create their dream acreage home. The main floor features 3 generous bedrooms, 2 bathrooms, and a functional layout with plenty of room for family living. The partly finished walkout basement provides additional space and endless possibilities for future development. A double attached garage adds convenience & ample storage. Enjoy the privacy and tranquility of country living while remaining close to city amenities. Located just 9 mins from Spruce Grove & only 20 mins to Costco and shopping amenities on Winterburn Road, this property offers the perfect balance of rural lifestyle and urban convenience. With solid bones, a prime location, and tremendous potential, this acreage is a rare opportunity at an attractive price point. (id:6769)

Living room 5.27 m X 4 m

Kitchen 3.46 m X 4.01 m

Family room 6.32 m X 3.97 m

Primary Bedroom 4.41 m X 4.09 m

Bedroom 2 2.8 m X 3.38 m

Bedroom 3 3.37 m X 3.39 m

Laundry room 2.51 m X 1.66 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://cartermasse.ca/>



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