



7112 Range Road 522 Rural Parkland County Alberta

\$550,000

158.96 Acres with Home in Parkland County, AB. This property will be sold via RESERVED Auction through Team Auctions from Sept. 9-11, 2025. The reserve price is set at \$550,000. Bidding will take place online at the Team Auctions website, where full auction terms and conditions are available. Please note: the reserve price is not the listing price, and the final sale price will be determined through the auction process. Located in the scenic countryside of Parkland County. Just 10 minutes south of Evansburg this diverse 158.96-acre property offers space, income potential, and natural beauty. The 1980s-built home was moved onto the property around 2013 and features a spacious layout across three levels, including a walk-out lower level. The main level offers a sunken living room, office-room, an oak kitchen with updated appliances, and a cozy wood stove (plus natural gas heating). Ceramic tile and carpet flooring. Upstairs, you will find three bedrooms, a full 4-piece bath. The primary suite has a large ensuite and walk-in closet. The lower level includes a second wood stove, plumbing rough-ins, and in-floor heating--ready to be finished as you wish. A self-contained 2-bedroom suite with separate entrance offers additional space and income potential (rented for \$1,500/month). Please note: the suite is not currently a legal suite, and prospective buyers are advised to consult with the local municipality regarding permitted use and requirements for compliance. Utilities are available for further expansion, with water and power ready for multiple hydrants. The land itself is a blend of hayable acreage (+/- 20 acres), recreational terrain, trees, and wildlife habitat, frequented by elk, deer, and even the occasional bear. A portion is leased for oil producti...

4pc Bathroom 3.02 M x 2.25 M

4pc Bathroom 3.29 M x 3.00 M

Bedroom 3.29 M x 4.08 M

Bedroom 3.79 M x 3.40 M

Den 2.81 M x 2.85 M

Dining room 4.05 M x 3.06 M

Foyer 2.50 M x 2.17 M

Kitchen 4.10 M x 4.73 M

Laundry room 2.18 M x 2.56 M

Living room 4.00 M x 6.84 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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<http://www.farmrealestate.com>



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Primary Bedroom 5.98 M x 5.25 M

Office 3.36 M x 3.85 M

2pc Bathroom 1.76 M x 1.45 M