



## 53203 RGE RD 40A Rural Parkland County AB

\$319,000

This bungalow on 1.59 acres offers 3 bedrooms on the main level, a 4pce bath, lots of light, and space to spread out for a family wanting to get into acreage life at a value price. The basement is partly finished and has a woodstove in the large family room, plus there is plenty of storage space available and room to add future bedrooms. This home has a metal roof, a huge 14x50-ft carport along the west side of the home, and a large covered patio at the east side. There is a small attached workshop as well. The drilled well is shared, but utilities are separate. Opportunity abounds for a handyman to add their finishing touch or for an extended family needing more than one residence, as the neighboring home on a separate title is also for sale.. Enjoy close proximity to Wabamun and easy highway access. Quick possession is also available!

Listing Presented By:



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