



## Rural Parkland County Alberta

\$449,800

ACREAGE LIVING JUST MINUTES TO TOWN with SPACE, PRIVACY & POTENTIAL Welcome to this BUNGALOW ON 4.77 ACRES, ideally located just 10 MINUTES TO STONY PLAIN and 20 MINUTES TO EDMONTON, offering the perfect balance of PEACEFUL COUNTRY LIVING with EASY ACCESS TO AMENITIES. Tucked into a quiet CUL-DE-SAC with NO THROUGH ROAD, this property delivers PRIVACY, OPEN SPACE, and ROOM TO GROW. Inside, you'll find a functional layout featuring 2 BEDROOMS and 2 BATHROOMS, a bright kitchen with eating bar, and a spacious living area centered around a STONE WOOD-BURNING FIREPLACE, perfect for cozy evenings. Enjoy your morning coffee on the COVERED FRONT VERANDA or take in the views from the BACK DECK OVERLOOKING ROLLING LAND. The OVERSIZED HEATED DOUBLE ATTACHED GARAGE adds everyday convenience and functionality, and the ROOF WAS UPDATED IN 2023. This home has been WELL LIVED IN and OFFERS OPPORTUNITY FOR UPDATES AND PERSONALIZATION, allowing you to add value and truly make it your own. Some photos digitally decluttered. (id:6769)

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://dustincsuhaney.exp Realty.com/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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.