



## 52222 RGE ROAD 274 37 Rural Parkland County AB

\$649,900

Acreage paradise!! Stunning, mostly treed 3.2 acres. Clean, extremely well maintained 1250 sq ft bungalow, 2 bdrms up (could be made into 3 bdrms) and 2 bdrms down. 3.2 treed and fenced acres. Beautiful cozy home, nice layout, 3 baths. Roomy living room with crown mouldings and new wood/coal stove. Master with 3 pce ensuite, fully finished basement with rec rm. Plenty of storage space. Triple, 26'x32', heated garage. Massive garden, Saskatoons, plum tree, honeyberry, raspberries, strawberries, apple tree. Has an incinerator, pond, chicken coup and chickens if you want them. Many upgrades: Modified Septic System, PVC cased well 2023, remote gate 2021, Wood/Coal air tight stove 2024, 350 sq ft 3 Season Sunroom, HWT 2020, attic insulation, plumbing lines replaced, Basement dev 2014, Windows 2005 mostly triple glazed, decora style elect plugs and switches. Siding, exterior walls modified to 8'-9" thick 2005, pavement 2019..5 minutes to Spruce Grove, 14 minutes to west Edmonton. This property is truly special!

Listing Presented By:



Originally Listed by:  
Century 21 Leading

btwynam@telusplanet.net  
<http://www.barryt.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)