



## 53221 RGE ROAD 25 38 Rural Parkland County AB

\$399,900

Great little acreage, Fantastic price! 3+1 Bedrooms 2.5 Bath, 1158 sq ft bungalow! Modular construction . Spacious family room open to the dining room. 3 bedrooms on the main floor. 2 piece ensuite in the Primary bedroom. Convenient separate entrance leads to partially finished basement with investment potential or extra space for your growing or extended family. Newer High efficiency furnace & hot water tank septic field redone 7 years ago. Wrap around deck. Garage/shop with 10ft. doors , 220v, insulated. Also a gravel parking area to the side and a firepit at the back. Property is fenced for dogs. Perfect starter or investment... Close to golf course, Great neighbors and GREAT PRICE!! Effective age of home is 1992. Actual 1969.

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

bonniecampbell.remax@gmail.com  
<http://www.superproperties.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca