

\$639,999 - 44 53025 Hghway 770, Rural Parkland County

MLS® #E4430646

\$639,999

5 Bedroom, 2.00 Bathroom, 1,087 sqft

Rural on 1.37 Acres

Bowen Lake Estates, Rural Parkland County,
AB

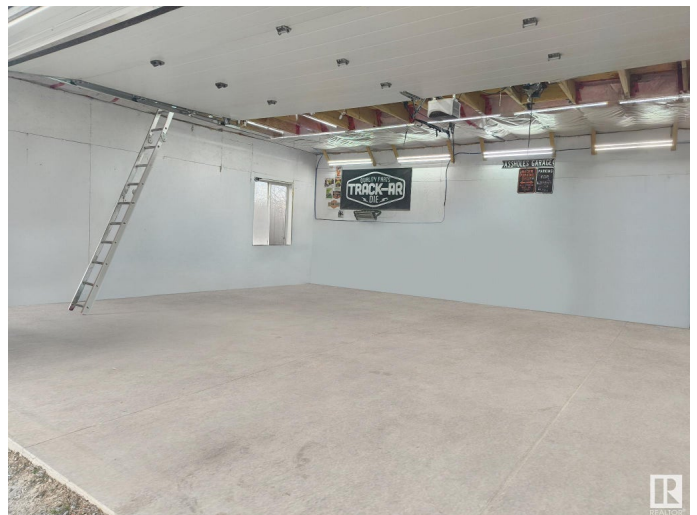
This is the dream for those looking for a country escape without the costly, extensive renos. Every detail has been accounted for: new well, septic, plumbing, shingles, windows, doors, insulation, appliances, paint, trim, kitchen, basement soundproofing, landscaping, fencing & an insulated shop with mezzanine! The moment you drive up & see the eye-catching fence & beautifully landscaped yard, you will be captivated. A stunning, white kitchen with eat-in island flows seamlessly into the large living room featuring a huge window overlooking the rolling hills, trees & farmers fields. The main floor is completed with 3 large bedrooms & 4 piece bath. Downstairs, the walkout basement offers 2 more large bdrms, a rec room, a tasteful laundry room, office space with soundproofing, additional storage space, & another 4 piece bath. Situated on a little over 1.3 scenic acres surrounded by trees, with only 1 neighbour, in desirable Blueberry School zone -this is truly an oasis located only 15 minutes to town.

Built in 1984

Essential Information

MLS® # E4430646

Price \$639,999



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	1.37
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	44 53025 Hghway 770
Area	Rural Parkland County
Subdivision	Bowen Lake Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2J5

Amenities

Features	Closet Organizers
----------	-------------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Treed Lot
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed	April 12th, 2025
Days on Market	18

Zoning

Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 6:17pm MDT