

\$315,000 - 53421 Rge Road 40 A, Rural Parkland County

MLS® #E4431788

\$315,000

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Rural on 7.30 Acres

None, Rural Parkland County, AB

Looking for your first slice of country living? This 7.3-acre property is the perfect starter acreage, just 59km west of Edmonton and north of Wabamun. The 2001-built modular home offers 1200+ sq. ft. of space with 3 bedrooms and 2 baths—ideal for a growing family or those seeking room to breathe. The open-concept kitchen features upgraded cabinetry, and the large master bedroom comes with a walk-in closet and full ensuite. Recent updates include new flooring, vinyl windows, and mid-efficiency heating. The property is treed for privacy and offers walk-out potential for future development. A drilled well (2018, 312ft) and newer septic system ensure worry-free living. With plenty of space for a garage or shop, this affordable acreage gives you room to grow without the subdivision restrictions. A great start to your country living dreams!



Built in 2001

Essential Information

MLS® #	E4431788
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,207

Acres	7.30
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	53421 Rge Road 40 A
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

Amenities

Features	Deck, Fire Pit, R.V. Storage
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Creek, Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	See Remarks

Additional Information

Date Listed	April 18th, 2025
Days on Market	12
Zoning	Zone 70

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