

# **\$349,000 - 2 53111 Range Road 22, Rural Parkland County**

MLS® #E4431831

**\$349,000**

3 Bedroom, 1.00 Bathroom, 1,288 sqft

Rural on 4.37 Acres

West Hill Acres, Rural Parkland County, AB

FANTASTIC OPPORTUNITY to start acreage living!! 4.37 Acres of treed, fenced and gated privacy, in subdivision just a short 10 minute drive to Stony Plain!! This quaint and cozy home offers so much potential!! Upon entering you have a family room, and spacious dining area or additional family space/home office, the kitchen has ample storage and even space for an eat in dinette! Stainless steel appliances, and Pantry! Down the hall you have the laundry area, recently renovated bathroom, and the storage/utility room. A large primary bedroom, the second bedroom with a full closet, and a third bedroom/den. Outside you have a spacious covered portion of the deck, and a south facing deck that gets ALL the sun! A detached shop and log shelter/shed for keeping your lawn tools or outdoor living items! Enjoy campfires in the back yard fire pit area with family and friends. If privacy and tranquil acreage living is what you want, you'll find it here.

Built in 1975

## **Essential Information**

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Price \$349,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,288
Acres	4.37
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2 53111 Range Road 22
Area	Rural Parkland County
Subdivision	West Hill Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2J4

### Amenities

Features	Fire Pit, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Corner Lot, Fenced, Private Setting, Treed Lot
Foundation	Block

### Additional Information

Date Listed	April 18th, 2025
Days on Market	12
Zoning	Zone 90

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