

# \$1,400,000 - 51305 Rge Rd 271, Rural Parkland County

MLS® #E4383487

**\$1,400,000**

4 Bedroom, 2.50 Bathroom, 1,723 sqft

Rural on 71.82 Acres

None, Rural Parkland County, AB

This amazing 71.82 acres property located on RR 271 (PIONEER ROAD) between GARDEN VALLEY ROAD (Hwy 627) and GRAMINIA ROAD (TWPR 511) in Parkland County.

Country residential zoning, it is located in the thick of dozens of existing country residential subdivisions. These lands can also be subdivided into acreage subdivision with country approvals. This excellent property has two storey home which sits on front portion of these lands closer to RR 271, 4+1 Bedrooms main floor laundry, gas fireplace, spacious kitchen, partially finished basement, double attached garage. Recent upgrades includes new shingles, and new shingles in 2023, New flooring and new paint in 2022, Hot water tank was replaced about 5 years ago. Great investment property to develop & meantime to live for your country living. it offers quick and easy access to Edmonton and Edmonton international airport via paved Roads (RR 271, Garden Valley Road, Garminia road, Hwp 60 all are paved)



Built in 2002

## Essential Information

MLS® #	E4383487
Price	\$1,400,000
Bedrooms	4

Bathrooms 2.50  
 Full Baths 2  
 Half Baths 1  
 Square Footage 1,723  
 Acres 71.82  
 Year Built 2002  
 Type Rural  
 Sub-Type Detached Single Family  
 Style 2 Storey  
 Status Active

**Community Information**

Address 51305 Rge Rd 271  
 Area Rural Parkland County  
 Subdivision None  
 City Rural Parkland County  
 County ALBERTA  
 Province AB  
 Postal Code T7Y 1G6

**Amenities**

Features Deck, See Remarks

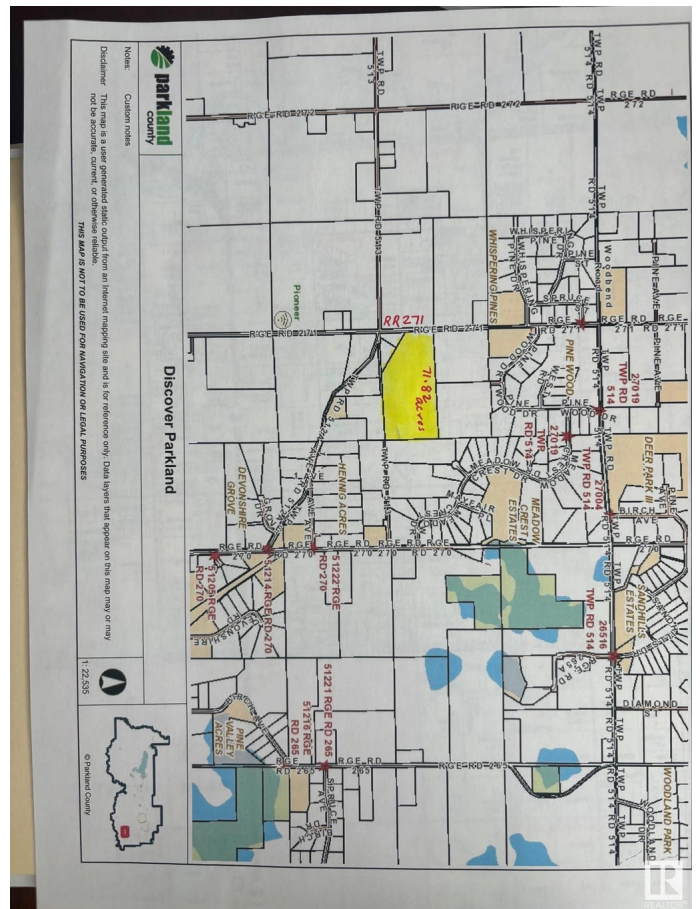
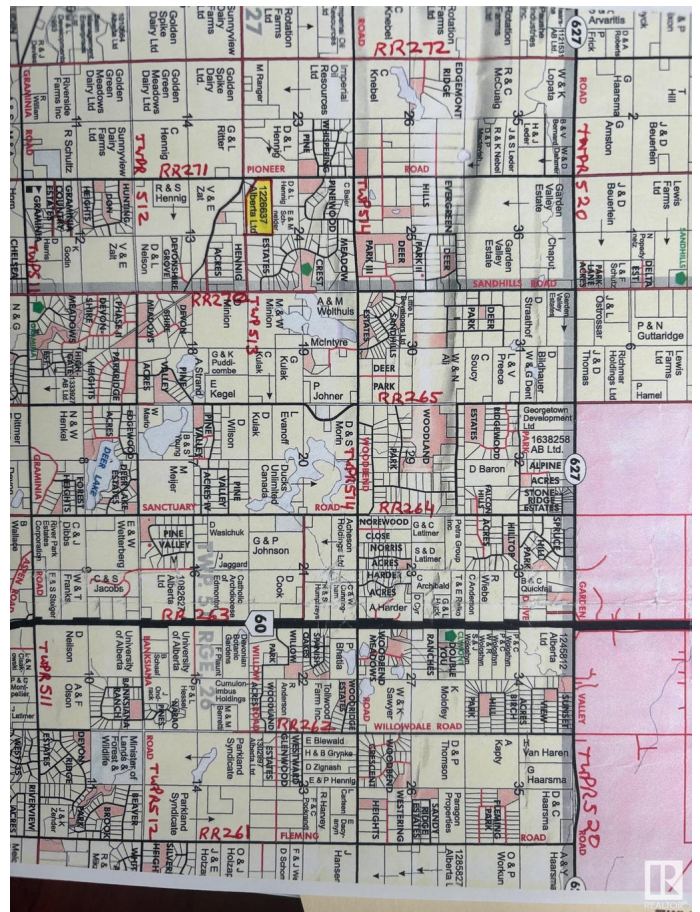
**Interior**

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

**Exterior**

Exterior Wood  
 Exterior Features Schools, See Remarks  
 Lot Description 3,128,479.2sqft,290,635m2  
 Construction Wood  
 Foundation Concrete Perimeter

**Additional Information**



Date Listed	April 21st, 2024
Days on Market	362
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 18th, 2025 at 2:32pm MDT