

Courtesy Of Nicole Bosse Of RE/MAX River City

# **\$618,000 - 434 53303 Rge Road 31, Rural Parkland County**

MLS® #E4421608

**\$618,000**

4 Bedroom, 2.50 Bathroom, 2,329 sqft

Rural on 3.76 Acres

Meso West I, Rural Parkland County, AB

Room for the whole family!! Welcome to your new hobby farm/acreage just 20 min to Stony Plain. Over 3.7 acres of FULLY FENCED land awaits, complete with 2 chicken coops, barn, and shed on the property. The spacious 2 storey home is tucked beautifully into the trees and is bursting with rustic charm throughout. Countless upgrades and updates done throughout the years make this home ready to move in and enjoy. On the main floor, the kitchen's long window overlooks the property and dining area with double door access to the expansive deck, once again taking advantage of the views of the property. The kitchen has lots of counter and cabinet space plus a spacious walk in pantry. Adjacent to the drop down dining room is access to the oversized double attached garage. Through an open doorway you'll find the spacious yet cozy living room complete with wood burning stove and laundry room. Upstairs find a full bathroom and FOUR bedrooms, including primary with plenty of windows and ensuite! Your dream awaits here.

Built in 1977

## **Essential Information**

MLS® #

E4421608



Price	\$618,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,329
Acres	3.76
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	434 53303 Rge Road 31
Area	Rural Parkland County
Subdivision	Meso West I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

### Amenities

Features	Front Porch, See Remarks
----------	--------------------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 14th, 2025

Days on Market 63

Zoning Zone 70

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 9:47am MDT