

\$434,800 - 51 53026 Hghway 31, Rural Parkland County

MLS® #E4428022

\$434,800

5 Bedroom, 3.50 Bathroom, 2,551 sqft

Rural on 3.66 Acres

Singing Hills Estates, Rural Parkland County,
AB

Tucked away in Singing Hills Estates, just 1.5 km west of Seba Beach, this charming 5-bedroom, 2-story home offers a blend of modern living and potential. Moved onto a new basement in 2019, the main floor features a bright open living room, a cozy den, and an open kitchen with a large island. The primary bedroom on this floor includes an ensuite and offers a unique opportunity as it can be transformed into a hot tub room or a home office with an attached bathroom and storage area. The 2nd floor has four bedrooms, (1 ensuite), as well as a upstairs laundry room & a 4-piece bathroom. The basement is unfinished. Additionally, the property includes a double garage and an original residence that has been converted into a workshop. This space could potentially be restored to serve as a second residence or provide additional garage space. Several photos of the property are virtually staged, giving you a glimpse of its potential. Come check it out!

Built in 1974

Essential Information

| | |
|----------|-----------|
| MLS® # | E4428022 |
| Price | \$434,800 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,551 |
| Acres | 3.66 |
| Year Built | 1974 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 51 53026 Hghway 31 |
| Area | Rural Parkland County |
| Subdivision | Singing Hills Estates |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 2B0 |

Amenities

| | |
|----------|---|
| Features | Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, R.V. Storage, Skylight, Vaulted Ceiling, Wood Windows, Workshop |
|----------|---|

Interior

| | |
|-------------------|--------------------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Hot Water, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Fenced, Golf Nearby, Level Land, No Back Lane, Private Setting, Recreation Use, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 28th, 2025

Days on Market 14

Zoning Zone 93

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 11th, 2025 at 1:17am MDT