

\$749,000 - 52007a Range Road 271, Rural Parkland County

MLS® #E4408092

\$749,000

3 Bedroom, 1.00 Bathroom, 1,092 sqft
Rural on 10.01 Acres

None, Rural Parkland County, AB

Here is a superb 10 acres located on busy Garden Valley Road with great exposure for someone looking to get county approval for a high traffic exposure to operate a business be it a hobby farm, a micro brewery, garden center teahouse, gift shop or some other destination venue close to two major centers. There is a second home on the property that (with county approval) would be ideally suited for such a venue. Lots of infrastructure includes a 54' X 80' shop, two (2) Quonsets and a couple other older buildings. Fully fenced with new 5 wire fencing. " WOW" so close to the big city and yet peaceful enjoyment of the country atmosphere.

Built in 1970

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4408092 |
| Price | \$749,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,092 |
| Acres | 10.01 |
| Year Built | 1970 |
| Type | Rural |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 52007a Range Road 271 |
| Area | Rural Parkland County |
| Subdivision | None |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 3M9 |

Amenities

| | |
|----------|---------------------------------|
| Features | Deck, R.V. Storage, See Remarks |
|----------|---------------------------------|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Schools, Treed Lot, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 26th, 2024 |
| Days on Market | 199 |
| Zoning | Zone 90 |

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Listing information last updated on April 12th, 2025 at 11:17pm MDT