

# **\$1,500,000 - 51112 Rge Road 270, Rural Parkland County**

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MLS® #E4419197

**\$1,500,000**

5 Bedroom, 3.50 Bathroom, 2,764 sqft

Rural on 55.85 Acres

None, Rural Parkland County, AB

This 56-acre property offers a perfect blend of privacy, functionality, and potential. Backing onto Graminia Estates, it provides an excellent opportunity for future subdivision while still maintaining a spacious retreat. The 2-storey walkout home features 5 bedrooms, a den, a sunroom, and 2 wood-burning fireplaces.

Recent upgrades include new paint and flooring throughout, a newly added ensuite, a full main bathroom renovation, an updated facade, and a coffered ceiling in the kitchen.

Enjoy the wraparound covered deck with a gas line for a BBQ and a hot tub rough-in on the lower level. For hobbyists or equestrian enthusiasts, the triple-car garage includes 220V wiring and a loft, while the shop also features an attached barn with multiple stalls, a foaling stall, a tack room, and a round pen. Fully fenced and cross-fenced, the property also includes a quonset. A rare opportunity to own a versatile property with income potential.



Built in 1990

## **Essential Information**

MLS® #	E4419197
Price	\$1,500,000
Bedrooms	5

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,764
Acres	55.85
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	51112 Rge Road 270
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1G7

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Smoking Home, Skylight, Sunroom, Walkout Basement, Workshop, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Golf Nearby, Hillside
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed January 24th, 2025

Days on Market 116

Zoning Zone 70

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