

\$434,800 - 53026 Highway 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	53026 Highway 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 6

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 3rd, 2025 at 2:32pm MDT