

# **\$749,900 - 53406 Rge Road 35 A, Rural Parkland County**

MLS® #E4437301

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,446 sqft

Rural on 9.64 Acres

None, Rural Parkland County, AB

This is the dream right here!! 9.6 acres OUT OF SUBDIVISION, Made for Horse Lovers!! 26 mins from Stony Plain! Fully fenced, cross fenced, in-ground horse watering systems, FULL RIDING ARENA, Tack room, heritage storage shed, and the most absolutely PICTURESQUE view To take in!! On top of that, an INCREDIBLE CUSTOM BUILT A FRAME WALKOUT BUNGALOW!! 2+2 Beds, 3 bathrooms, In FLOOR HEAT in the basement, +incredible custom features. WIDE OPEN LAYOUT, 16' high picture windows on a vaulted wood ceiling. A gas fireplace with a mantel FROM THE 1933 EDMONTON COLISEUM built w the Brick taken from the original homestead chimney (1930)!! BEAUTIFUL hardwood floors, stunning kitchen w a big island and corner pantry, FULL WRAP AROUND DECK, nothing but trees and hills to see! Basement has 2 beds and a full 4 pc bathroom, GIANT main living space w walkout windows, more than enough space to have family live Down there with their own access!! Set up for horses! just a complete parkland county DREAM!!

Built in 2012

## **Essential Information**

MLS® # E4437301

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,446                  |
| Acres          | 9.64                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 53406 Rge Road 35 A   |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 2Y0               |

### **Amenities**

|          |   |
|----------|---|
| Features | Closet Organizers, Deck, Front Porch, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
|----------|---|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Cross Fenced, Fenced, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                     |

### **Additional Information**

Date Listed May 17th, 2025

Days on Market 21

Zoning Zone 70

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Listing information last updated on June 7th, 2025 at 1:32am MDT