

## \$394,000 - 53301 Rge Road 30, Rural Parkland County

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MLS® #E4457205

**\$394,000**

4 Bedroom, 1.00 Bathroom, 1,165 sqft

Rural on 3.41 Acres

None, Rural Parkland County, AB

"Civil Enforcement Sale" Property being Sold Sight Unseen "AS IS/WHERE IS" at the time of possession. 3.41 acres out of subdivision, with an approximately 1150 sq ft. 3 bedroom Bungalow with finished basement (additional bedroom), and drive-thru double detached garage with multiple other outbuildings/sheds (chicken coop, wood shed, etc). New Septic Tank field in 2012. Newer windows, siding, and flooring. The subject property is purported to be in livable condition but in need of some work. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, DO NOT APPROACH RESIDENTS OR STEP ONTO PROPERTY, drive-by's only and please respect the Owner's situation.



Built in 1957

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457205  |
| Price     | \$394,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,165                  |
| Acres          | 3.41                   |
| Year Built     | 1957                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53301 Rge Road 30     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Z 0A8               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | Full, Finished        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 42                   |
| Zoning         | Zone 70              |



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Listing information last updated on October 23rd, 2025 at 2:02am MDT