

\$369,000 - 6302 Twp Rd 533, Rural Parkland County

MLS® #E4388210

\$369,000

3 Bedroom, 1.00 Bathroom, 1,561 sqft

Rural on 35.80 Acres

None, Rural Parkland County, AB

A rare opportunity to own a parcel of land within an hour of the city awaits. Tucked away just west of Gainford this private setting is a blank canvas for someone who is looking for a quiet retreat. With just under 40 acres the opportunity to build a hobby farm awaits. Ample space for gardening and livestock! Become self sufficient! The property has several approaches off the main roadway. There is an opportunity to subdivide and create 2 parcels. The 1,563 sq ft bungalow features upgraded flooring and paint, 3 bedrooms and a large kitchen for entertaining. Enjoy the quiet atmosphere on your private rear deck. The property is fully fenced. The well water is treated with a system that features an iron filter, chlorinator, and reverse osmosis. Upgraded furnace, pressure system and shingles make for maintenance free living. This is not just a piece of land; it's a lifestyle waiting to be crafted. Whether you're looking to escape the hustle and bustle or start a hobby farm, a great opportunity awaits!

Built in 1953

Essential Information

MLS® # E4388210

Price \$369,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,561
Acres	35.80
Year Built	1953
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6302 Twp Rd 533
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0W0

Amenities

Features	Deck, Front Porch
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, No Back Lane, Schools, Shopping Nearby
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed	May 18th, 2024
Days on Market	343
Zoning	Zone 90

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