

\$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

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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
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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 26

Zoning Zone 70

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Listing information last updated on June 13th, 2025 at 2:32am MDT