

# **\$575,000 - 326 53319 Rge Road 31, Rural Parkland County**

MLS® #E4438902

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,581 sqft

Rural on 3.00 Acres

Meso West I, Rural Parkland County, AB

Escape to 3.0 acres of peaceful, scenic country living in Parkland County! This beautifully maintained 1581 sq ft home has so much to offer! 3 bedrooms, 2 full baths, a spacious kitchen with centre island, Enjoy year-round comfort with central A/C, hot water on demand, and a brand new furnace. Step out onto the large, partially covered deck with natural gas hook up and take in the natural beauty that surrounds you. AND! The property includes a 30 x 30 heated garage/shop with 30 & 50 amp service, a place to store and hook up your RV, 16x24 storage shed, quonset, 350 ft drilled well, transfer station, reverse osmosis!

Explore nearby trails, golf courses, and outdoor recreation while enjoying the peace and privacy of acreage living. This is the ideal blend of nature, comfort, and convenience!

Built in 2009

## **Essential Information**

MLS® #	E4438902
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,581



Acres	3.00
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	326 53319 Rge Road 31
Area	Rural Parkland County
Subdivision	Meso West I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Fire Pit, Front Porch, Hot Water Tankless, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Level Land, Private Setting, Schools, Stream/Pond, Treed Lot
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	May 28th, 2025
Days on Market	12
Zoning	Zone 70

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 June 9th, 2025 at 7:02pm MDT