

## \$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	339
Zoning	Zone 90

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