

\$749,000 - 52007a Range Road 271, Rural Parkland County

MLS® #E4408092

\$749,000

3 Bedroom, 1.00 Bathroom, 1,092 sqft

Rural on 10.01 Acres

None, Rural Parkland County, AB

Here is a superb 10 acres located on busy Garden Valley Road with great exposure for someone looking to get county approval for a high traffic exposure to operate a business be it a hobby farm, a micro brewery, garden center teahouse, gift shop or some other destination venue close to two major centers. There is a second home on the property that (with county approval) would be ideally suited for such a venue. Lots of infrastructure includes a 54' X 80' shop, two (2) Quonsets and a couple other older buildings. Fully fenced with new 5 wire fencing. " WOW" so close to the big city and yet peaceful enjoyment of the country atmosphere.

Built in 1970

Essential Information

MLS® #	E4408092
Price	\$749,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,092
Acres	10.01
Year Built	1970
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	52007a Range Road 271
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3M9

Amenities

Features	Deck, R.V. Storage, See Remarks
----------	---------------------------------

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Schools, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 26th, 2024
Days on Market	228
Zoning	Zone 90

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 May 12th, 2025 at 9:32am MDT