

## **\$699,900 - 52213 Rge Road 15, Rural Parkland County**

MLS® #E4418583

**\$699,900**

2 Bedroom, 1.50 Bathroom, 1,994 sqft

Rural on 39.82 Acres

None, Rural Parkland County, AB

39.82 ACRES! A TREED AND ROLLING OASIS LOCATED MINUTES SW OF STONY PLAIN! WELCOME TO 52213 RANGE ROAD 15! THIS INCREDIBLE PROPERTY HAS AN INCREDIBLE HOME, NUMEROUS OUTBUILDINGS, AND WAS MOST RECENTLY USED AS A FUNCTIONING FARM. THE HOME WAS CUSTOM BUILT IN 1987 AND HAS JUST OVER 3300 SQUARE FEET OF LIVING SPACE, 2 BEDROOMS, AND 2 BATHS. THE KITCHEN HAS IVORY CABINETRY, A RAISED L SHAPED ISLAND, CERAMIC FLOORS, AND 45 FEET OF COUNTER SPACE. DINING AREA IS OFF KITCHEN. LIVING AREA HAS A CENTRAL WOOD BURNING STOVE, 17 FOOT VAULTED CEILINGS, AND OAK HARDWOOD FLOORS. MAIN FLOOR ALSO HAS A HALF BATHROOM AND HOT TUB. UPPER LEVEL HAS A SPACIOUS BONUS ROOM, FULL BATHROOM, AND A KING-SIZED PRIMARY BEDROOM WITH DOUBLE CLOSETS. BASEMENT IS FINISHED WITH A FAMILY ROOM, LAUNDRY ROOM, DEN, UTILITY ROOM, BEDROOM, AND AMPLE STORAGE. FURNACE AND HWT NEW IN 2021. THE HOME ALSO HAS COVERED DECKING AND A 16X16 SUNROOM. OUTBUILDINGS INCLUDE 2 BARNS, 20X48 SHOP AND A 20X36 CARPORT. WATER IS DRILLED WELL.



Built in 1987

### Essential Information

MLS® #	E4418583
Price	\$699,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,994
Acres	39.82
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	52213 Rge Road 15
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2E6

### Amenities

Features Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Wood

Exterior Features Cross Fenced, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Rolling Land, Schools, Shopping Nearby

Construction Wood

Foundation Preserved Wood

### **Additional Information**

Date Listed January 20th, 2025

Days on Market 52

Zoning Zone 90

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Listing information last updated on March 13th, 2025 at 7:17am MDT