

# \$369,900 - 47 53426 Rge Road 41, Rural Parkland County

MLS® #E4430602

## \$369,900

3 Bedroom, 2.00 Bathroom, 1,045 sqft  
Rural on 3.03 Acres

Brookside Estates (Parkland), Rural Parkland County, AB

This cozy country home offers peace, quiet, and that warm feeling of coming home. Sitting on 3.03 acres at the end of a no-through road, you'll find privacy, trees, and room to roam. The 1,044 sq ft bungalow features 3 bedrooms, 2 bathrooms, a heated double garage, several storage sheds, a greenhouse, flower gardens, and a screened-in fire pit for those summer nights. Located in the heart of Wabamun where there's a school, grocery store, gas station, and hardware shop it's country living with small-town charm. Updates include roof insulation (2013), shingles and venting (2015), bathroom renos (2016 & 2017), and all-new doors.

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430602  |
| Price          | \$369,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,045     |
| Acres          | 3.03      |
| Year Built     | 1981      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 47 53426 Rge Road 41         |
| Area        | Rural Parkland County        |
| Subdivision | Brookside Estates (Parkland) |
| City        | Rural Parkland County        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T0E 0N0                      |

### Amenities

|          |                       |
|----------|-----------------------|
| Features | Deck, No Smoking Home |
|----------|-----------------------|

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Heating      | Baseboard, Hot Water, Natural Gas |
| Stories      | 2                                 |
| Has Basement | Yes                               |
| Basement     | Full, Finished                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Stream/Pond, Treed Lot, Vegetable Garden |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 70          |

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Listing information last updated on April 15th, 2025 at 5:47am MDT