

\$1,500,000 - 51112 Rge Road 270, Rural Parkland County

MLS® #E4419197

\$1,500,000

5 Bedroom, 3.50 Bathroom, 2,764 sqft

Rural on 55.85 Acres

None, Rural Parkland County, AB

This 56-acre property offers a perfect blend of privacy, functionality, and potential. Backing onto Graminia Estates, it provides an excellent opportunity for future subdivision while still maintaining a spacious retreat. The 2-storey walkout home features 5 bedrooms, a den, a sunroom, and 2 wood-burning fireplaces. Recent upgrades include new paint and flooring throughout, a newly added ensuite, a full main bathroom renovation, an updated facade, and a coffered ceiling in the kitchen. Enjoy the wraparound covered deck with a gas line for a BBQ and a hot tub rough-in on the lower level. For hobbyists or equestrian enthusiasts, the triple-car garage includes 220V wiring and a loft, while the shopâ€™also with 220Vâ€™features an attached barn with multiple stalls, a foaling stall, a tack room, and a round pen. Fully fenced and cross-fenced, the property also includes a quonset. A rare opportunity to own a versatile property with income potential.

Built in 1990

Essential Information

| | |
|----------|-------------|
| MLS® # | E4419197 |
| Price | \$1,500,000 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,764 |
| Acres | 55.85 |
| Year Built | 1990 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 51112 Rge Road 270 |
| Area | Rural Parkland County |
| Subdivision | None |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Y 1G7 |

Amenities

| | |
|----------|--|
| Features | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Smoking Home, Skylight, Sunroom, Walkout Basement, Workshop, Natural Gas BBQ Hookup |
|----------|--|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Cross Fenced, Fenced, Golf Nearby, Hillside |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed January 24th, 2025

Days on Market 97

Zoning Zone 70

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