

\$785,000 - 53322 Rge Road 25, Rural Parkland County

MLS® #E4431652

\$785,000

3 Bedroom, 2.00 Bathroom, 1,445 sqft

Rural on 3.56 Acres

Yellowhead Estates, Rural Parkland County,
AB

Escape to peaceful country living, just 30 minutes from Edmonton! This private 3.5-acre property features a beautifully updated 1,400 sq ft walk-out bungalow, offering a serene, spacious retreat. The home has been upgraded with a new furnace, central air conditioning, and a new roof, ensuring comfort and peace of mind. The walk-out basement is ready for further development, with potential for additional bedrooms, a rec room, or a guest suite. Enjoy the outdoors with a fully fenced yard perfect for pets or entertaining. There's plenty of room for vehicles and projects, with three garages: an attached double, detached oversized double, and a shop. Whether you're looking for a hobby farm, extra storage, or simply more space, this property offers endless possibilities. A rare find just minutes from Edmonton—don't miss out on this incredible opportunity!

Built in 2004

Essential Information

MLS® #	E4431652
Price	\$785,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,445
Acres	3.56
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	53322 Rge Road 25
Area	Rural Parkland County
Subdivision	Yellowhead Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E1

Amenities

Features	Air Conditioner, Deck, Fire Pit, Front Porch, Hot Water Natural Gas, R.V. Storage, Vinyl Windows, Walkout Basement
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Flat Site, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 2025
Days on Market	59
Zoning	Zone 70

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