

# **\$799,000 - 52215 Rge Road 270, Rural Parkland County**

MLS® #E4437347

**\$799,000**

6 Bedroom, 3.50 Bathroom, 2,196 sqft

Rural on 4.24 Acres

Shady Acres, Rural Parkland County, AB

Tucked in the TREES of SHADY ACRES, this warm and RUSTIC 6-BED, 3.5-BATH home on 4.24+/- ACRES is where COUNTRY CHARM meets FAMILY LIVING. Fully finished 2-BED, 1-BATH basement with its OWN kitchen, PRIVATE entry, SEPERATE laundry, and DEDICATED furnace. WOOD-BURNING FIREPLACES up and down, and space to grow, itâ€™s made for MULTI-GENERATIONAL comfort. Wander WOODED TRAILS, gather at the FIREPIT, or work on your passion projects in the 24X36 HEATED GARAGE, 20X20 ATTACHED GARAGE, or 16X24 WORKSHOP. Surrounded by QUIET, FARMERSâ€™ FIELDS, and just 10 MINS to SPRUCE GROVE or 15 to EDMONTONâ€™YOU CANâ€™T BEAT THIS LOCATION. IMAGINE the life youâ€™ll build hereâ€™SPACE, PEACE, and POSSIBILITY.

Built in 1979

## **Essential Information**

MLS® #	E4437347
Price	\$799,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,196
Acres	4.24
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	52215 Rge Road 270
Area	Rural Parkland County
Subdivision	Shady Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3L6

### Amenities

Features	Fire Pit, Guest Suite, Parking-Extra, Parking-Plug-Ins, Patio, Walk-up Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Cul-De-Sac, Flat Site, Partially Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 20th, 2025
Days on Market	27
Zoning	Zone 90

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Listing information last updated on June 16th, 2025 at 4:47am MDT