

\$187,500 - 405, 53303 Rge Rd 31, Rural Parkland County

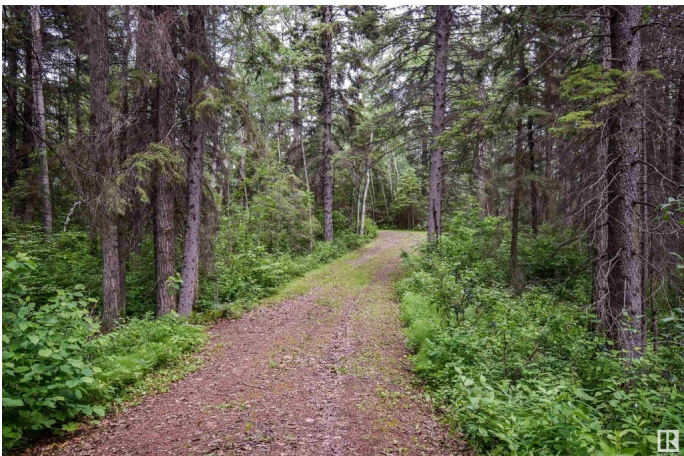
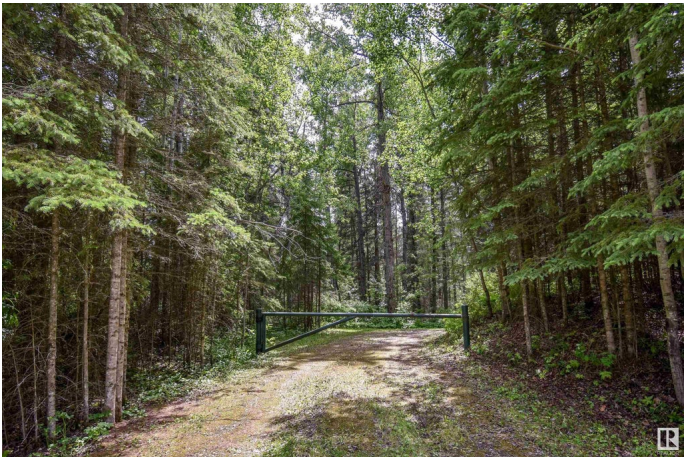
MLS® #E4443926

\$187,500

0 Bedroom, 0.00 Bathroom,
Rural on 3.68 Acres

Meso West IV, Rural Parkland County, AB

This attractive lot is ready for you to grow into the country space you’ve dreamed of, and the privacy you’re looking for to build the home of your dreams. It offers 3.68 acres with a gated, winding driveway leading to a charming and sunny cleared site that already has a metal-clad shed (20x25) and an outhouse. This is a perfect spot to host guests around a fire pit, store your RV, and relax among wildflowers, surrounded by towering evergreen and deciduous trees. A natural slope makes it ideal for a home with a walk-out basement, and the setting is so quiet and peaceful! Close to Cougar Creek Golf Course, Wabamun, and approx. 30 minutes to west Edmonton.



Essential Information

MLS® #	E4443926
Price	\$187,500
Bathrooms	0.00
Acres	3.68
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	405, 53303 Rge Rd 31
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Area	Rural Parkland County
Subdivision	Meso West IV
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

Exterior

Exterior Features	Backs Onto Park/Trees, Golf Nearby, Partially Landscaped, Private Setting, Sloping Lot, Treed Lot
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Additional Information

Date Listed	June 23rd, 2025
Days on Market	41
Zoning	Zone 70

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Listing information last updated on August 3rd, 2025 at 6:02am MDT