

## \$925,000 - 1209 Hwy 16, Rural Parkland County

MLS® #E4454048

**\$925,000**

5 Bedroom, 3.50 Bathroom, 2,171 sqft

Rural on 13.15 Acres

None, Rural Parkland County, AB

On 13.15 acres just five minutes from Stony Plain, this charming 2171 sf bungalow invites you into a world of comfort and possibility. The main floor flows welcomingly, connecting kitchen, living, dining, and family spaces—ideal for gatherings. Down the hall, find 4 bedrooms & a 5 pc bath, while the primary has a 3-pc ensuite. Laundry and a handy 2-pc bath are just outside the double attached garage. The lower level offers a spacious rec room, fifth bedroom, another bath, sauna, and generous unfinished flex space. Step onto the expansive south-facing deck to soak in nature’s serenity, overlooking nature and fenced space for livestock. The 40x32 shop is flooded with light, has 2 heaters, 2-pc bath, 220V, air lines, and metal roof. There’s a ready spot for an RV or modular with utilities set up. Two wells serve the property — 1 for house and 1 for shop, with water hydrants reaching garden and property’s east side. Three septic systems — house, shop and RV site.

Built in 1975

### Essential Information

MLS® # E4454048

Price \$925,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,171                  |
| Acres          | 13.15                  |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1209 Hwy 16           |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2T1               |

### Amenities

|                |                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, R.V. Storage, Sauna; Swirlpool; Steam, Workshop, See Remarks |
| Parking Spaces | 6                                                                                                                                                                                          |

### Interior

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

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                      |
| Exterior Features | Golf Nearby, Landscaped, Level Land, Private Setting, Ravine View, Rolling Land, Treed Lot, See Remarks, Partially Fenced |
| Construction      | Wood                                                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 21st, 2025

Days on Market                81

Zoning                            Zone 90

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