

# **\$778,000 - 18 53220 Rge Road 15, Rural Parkland County**

---

MLS® #E4427699

**\$778,000**

4 Bedroom, 3.50 Bathroom, 1,652 sqft

Rural on 2.82 Acres

Ashwood Meadows, Rural Parkland County,  
AB

Immaculate Scenic Country Acreage 5 Min West of Stony Plain Set up as a Small Hobby Farm! Finished 2 Storey W/Walk Out Basement Features: 4 Bedrooms, 3.5 Baths, Many Lg Windows, Lg Kitchen W/Granit Countertops, New SS Appliances, Fresh Paint, Spacious Entry, Sun Room, Lg Living Rm W/Bay Window, & Wood Fireplace. Upstairs: Primary Suite W/3PC Bath & Walk in Closet, 4pc Bath, & 3 More Lg Bedrooms, Basement: Lg Rec Rm W/Fireplace, 3pc Bath, Cold Rm, Lg Laundry/Utility Rm W/Sink, & Door to Outdoor Patio. Beautifully Landscaped Yard W/Dbl Att Garage, 40x23 Shop W/220V, Hoist, & Cement Floor, Barn W/Cement Floor, 3 Chicken Houses, Feed Mill, Greenhouse W/Canning Kitchen, Outdoor BBQ Area W/Sink, Garden Area, Fire Pit, Smoker, Wood Shed, Fruit Trees, Separate Fenced Areas, Many Lg Trees For Privacy, Huge Deck Partially Covered, Patio, Gigantic Cement Driveway Parking for RV & Many Vehicles. Rustic Charm W/Modern Convenience! The Perfect Property For Those Seeking A Self-Sufficient Lifestyle. Move in Ready!



Built in 1973

## **Essential Information**

MLS® #	E4427699
Price	\$778,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,652
Acres	2.82
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18 53220 Rge Road 15
Area	Rural Parkland County
Subdivision	Ashwood Meadows
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C3

### Amenities

Features	Deck, Fire Pit, Greenhouse, No Animal Home, No Smoking Home, Patio, Sunroom, Walkout Basement, Workshop, Natural Gas BBQ Hookup
Parking Spaces	24

### 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	Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs,

	Landscaped, Private Setting, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	35
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 11:02pm MDT