

## \$315,000 - 53421 Rge Road 40 A, Rural Parkland County

MLS® #E4431788

**\$315,000**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Rural on 7.30 Acres

None, Rural Parkland County, AB

Looking for your first slice of country living? This 7.3-acre property is the perfect starter acreage, just 59km west of Edmonton and north of Wabamun. The 2001-built modular home offers 1200+ sq. ft. of space with 3 bedrooms and 2 baths—ideal for a growing family or those seeking room to breathe. The open-concept kitchen features upgraded cabinetry, and the large master bedroom comes with a walk-in closet and full ensuite. Recent updates include new flooring, vinyl windows, and mid-efficiency heating. The property is treed for privacy and offers walk-out potential for future development. A drilled well (2018, 312ft) and newer septic system ensure worry-free living. With plenty of space for a garage or shop, this affordable acreage gives you room to grow without the subdivision restrictions. A great start to your country living dreams!

Built in 2001

### Essential Information

MLS® #	E4431788
Price	\$315,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,207



Acres	7.30
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53421 Rge Road 40 A
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

### Amenities

Features	Deck, Fire Pit, R.V. Storage
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Creek, Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed	April 18th, 2025
Days on Market	12
Zoning	Zone 70

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