

# **\$900,000 - 11 53227 Rge Road 14, Rural Parkland County**

MLS® #E4440195

**\$900,000**

4 Bedroom, 3.50 Bathroom, 2,154 sqft

Rural on 7.44 Acres

Greenfield Acres, Rural Parkland County, AB

Rare Acreage Opportunity â€“ Over 7 Acres with Environmental Reserve Backdrop! First time on the market in 30+ years! This stunning 2-storey walkout home sits on 7+ private acres, backing directly onto a tranquil environmental reserve. With the option to subdivide, itâ€™s a true investment in lifestyle and value. Enjoy 3600+ sq/ft of developed space, featuring 4 bedrooms + den, 4 bathrooms, and endless natural light. The chefâ€™s kitchen boasts a dream gas stove and opens to breathtaking views of rolling land. Perfect for multigenerational living with a basement suite and a separate 3-bedroom suite in the 32 x 45 shopâ€”ideal for guests, family, or rental income. This beautifully maintained home has been significantly upgraded over the years. Private, peaceful, and only 10 minutes to Stony Plain

Built in 1977

## **Essential Information**

MLS® #	E4440195
Price	\$900,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,154
Acres	7.44
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11 53227 Rge Road 14
Area	Rural Parkland County
Subdivision	Greenfield Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0G3

### Amenities

Features	Vinyl Windows
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Rolling Land
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	Zone 70

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