

\$324,900 - 6 53301 Rge Road 32, Rural Parkland County

MLS® #E4448047

\$324,900

3 Bedroom, 2.00 Bathroom, 1,225 sqft
Rural on 3.09 Acres

Westland Park II, Rural Parkland County, AB

This spacious double-wide mobile home, built in 1977, offers 3 bedrooms, 2 family rooms (one featuring a cozy wood stove 3 seasons not included in sq footage.) , and a versatile den – ideal for a home office or hobby space. The open-concept design flows seamlessly from the dining area to the living room, perfect for gatherings and everyday comfort. The kitchen has been updated with a new countertop stove, built-in oven, and dishwasher. Additional updates include new toilets and shingles (replaced just 3 years ago). The primary suite boasts a built-in vanity and a 4-piece ensuite. Outside, enjoy the privacy of a beautifully treed 3.09-acre lot and the convenience of a 24’ x 26’ double detached garage. Whether you’re looking for space, tranquility, or a place to make your own – this charming property offers it all.

Built in 1978

Essential Information

MLS® #	E4448047
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,225
Acres	3.09



Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6 53301 Rge Road 32
Area	Rural Parkland County
Subdivision	Westland Park II
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

Amenities

Features	No Smoking Home
----------	-----------------

Interior

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

Exterior

Exterior Features	Flat Site, Level Land, Low Maintenance Landscape, Private Setting, Treed Lot
Foundation	See Remarks

Additional Information

Date Listed	July 15th, 2025
Days on Market	53
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 September 6th, 2025 at 11:47am MDT