

# \$329,000 - 327 53319 Rge Road 31, Rural Parkland County

MLS® #E4455776

**\$329,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft  
Rural on 3.01 Acres

Meso West I, Rural Parkland County, AB

Welcome to your piece of paradise! This 3.01 acre parcel just 18 minutes west of Stony Plain offers fully treed privacy where you can build your dream home or enjoy as is. Situated beside an additional 2 acres of reserve land with no through roads, this location truly gets you away from it all. Large fire pit area and two sheds to store all you need to maintain the property. The long, private driveway has been built up and reinforced, and leads to the 3 bedroom/2 bath mobile home with large deck, built in seating area, fire tables and gazebo. Updates include NEW tin roof in 2021, HWT 2022, 2019 pressure tank, 2023 dishwasher and 2024 stand up freezer. Window updates have started as well! Home is on a bus route so winter snow removal is a priority. Directly north of Cougar Creek golf course, this property is a must see!

Built in 1982

## Essential Information

MLS® #	E4455776
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,120
Acres	3.01
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	327 53319 Rge Road 31
Area	Rural Parkland County
Subdivision	Meso West I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

### Amenities

Features	Deck, Detectors Smoke, Fire Pit, Gazebo, Hot Water Electric, No Smoking Home, R.V. Storage
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	Zone 70

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Listing information last updated on September 5th, 2025 at 9:18am MDT