

# **\$679,900 - 52502 Rge Road 12, Rural Parkland County**

MLS® #E4434551

**\$679,900**

4 Bedroom, 2.00 Bathroom, 1,223 sqft

Rural on 42.28 Acres

None, Rural Parkland County, AB

42.28 Private Acres Bordering Stony Plain Town limits (across Range Road 12). This is an Agricultural Property that can be used for Personal, Investment or Commercial use. Close to 2,400 sf ft of Developed space in this 60's Built Bungalow. Bungalow has 4 Bedrooms, 2 Baths, Large Living Room, U-Shaped Kitchen, Separate Dining Room and Finished Basement. New Windows and Roof within the last Couple of Years. Bright Nice layout with access to Large West facing Deck to enjoy the Daily Sunsets and Amazing View of All Your Acres. 24' x 24' Double Attached Garage has 220. 40' x 30 Shop with 220 in the Valley plus a few other out buildings (some with power). This property includes Your own Dirt track. There is also possibility of Clay on the property for various uses. Options are endless.

Built in 1964

## **Essential Information**

MLS® #	E4434551
Price	\$679,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,223



Acres	42.28
Year Built	1964
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	52502 Rge Road 12
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2B9

### Amenities

Features	Deck, Fire Pit, No Smoking Home, Parking-Visitor, R.V. Storage, Workshop
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Partially Landscaped, Private Setting, Ravine View, Recreation Use, Rolling Land, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 5th, 2025
Days on Market	43
Zoning	Zone 90

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 June 17th, 2025 at 3:47am MDT