

Courtesy Of Dave J Ryan Of RE/MAX Real Estate

# **\$649,900 - 70 52228 Rge Road 30, Rural Parkland County**

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MLS® #E4458012

**\$649,900**

5 Bedroom, 3.50 Bathroom, 2,325 sqft

Rural on 1.67 Acres

Mayatan Lake Estates, Rural Parkland County,  
AB

Picture perfect acreage living! This 2300 sq ft 2-storey PLUS fully finished basement is truly a dream! First you come up the winding driveway to the house beautifully tucked into the trees. Walk into the large entry with plenty of space for everyone to take off shoes. Front den is perfect for a home office. Great living room with plenty of natural light & gas fireplace. Large kitchen has lots of prep & storage space. Dining room is perfect for hosting family & friends. MAIN FLOOR LAUNDRY! Upstairs the large master suite has tons of room for furniture, a walk in closet & 4pc ensuite. 2 more bedrooms are great for kids or guests. Big bonus room is the perfect spot for kids to hide out! Finished basement has 2 MORE BEDROOMS plus another large rec room. Double attached garage! Large back deck is a great spot to spend a summer evening. All this on over 1.6 acres of rolling treed land. Mayatan Lake just down the road is perfect for all sorts of outdoor activities! Must SEE!!! some photos are virtually staged

Built in 2008

## **Essential Information**

MLS® #

E4458012



|                |                        |
|----------------|------------------------|
| Price          | \$649,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,325                  |
| Acres          | 1.67                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 70 52228 Rge Road 30  |
| Area        | Rural Parkland County |
| Subdivision | Mayatan Lake Estates  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2M5               |

### Amenities

|          |                                                                                                                |
|----------|----------------------------------------------------------------------------------------------------------------|
| Features | Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Tub, Vinyl Windows |
|----------|----------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood                                                        |
| Exterior Features | Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Private Setting |
| Construction      | Wood                                                        |
| Foundation        | Concrete Perimeter                                          |

**Additional Information**

Date Listed               September 16th, 2025  
Days on Market        1  
Zoning                    Zone 90

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