

# **\$579,900 - 231 53320 Rge Road 30, Rural Parkland County**

MLS® #E4463359

**\$579,900**

2 Bedroom, 2.00 Bathroom, 1,411 sqft

Rural on 3.01 Acres

Meso West I, Rural Parkland County, AB

Experience peaceful country living in Meso West, just north off Hwy 16 at RR30—only 10 minutes to Stony Plain and less than 3 km from Cougar Creek Golf Course. Set high on a private, treed lot with ravine views, this 2011 custom-built home is fully serviced with a drilled well, septic filtration system, and central air conditioning. The main level offers a heated triple garage with in-floor heat, full bath, and finished interior. Upstairs features a bright 2-bedroom home with engineered floors, vaulted ceiling, open-concept design, and a custom country kitchen with SS appliances and pantry. Enjoy in-floor heating, A/C, and a private upper deck overlooking the natural surroundings. Outside, relax in your above-ground pool and take in the tranquility of true country living. No smoking or pets in the home.

Built in 2011

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4463359  |
| Price      | \$579,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,411                  |
| Acres          | 3.01                   |
| Year Built     | 2011                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 231 53320 Rge Road 30 |
| Area        | Rural Parkland County |
| Subdivision | Meso West I           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0E2               |

### Amenities

|          |                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Hot Water Instant, No Animal Home, No Smoking Home, Pool-Outdoor, Vaulted Ceiling |
|----------|----------------------------------------------------------------------------------------------------------|

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Heating      | In Floor Heat System, Natural Gas |
| Stories      | 1                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood                    |
| Exterior Features | Golf Nearby, Landscaped |
| Construction      | Wood                    |
| Foundation        | Concrete Perimeter      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 22                 |
| Zoning         | Zone 70            |

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Listing information last updated on November 15th, 2025 at 2:47pm MST