

# **\$749,000 - 52007a Range Road 271, Rural Parkland County**

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MLS® #E4408092

**\$749,000**

3 Bedroom, 1.00 Bathroom, 1,092 sqft

Rural on 10.01 Acres

None, Rural Parkland County, AB

Here is a superb 10 acres located on busy Garden Valley Road with great exposure for someone looking to get county approval for a high traffic exposure to operate a business be it a hobby farm, a micro brewery, garden center teahouse, gift shop or some other destination venue close to two major centers. There is a second home on the property that (with county approval) would be ideally suited for such a venue. Lots of infrastructure includes a 54' X 80' shop, two (2) Quonsets and a couple other older buildings. Fully fenced with new 5 wire fencing. " WOW" so close to the big city and yet peaceful enjoyment of the country atmosphere.

Built in 1970

## **Essential Information**

MLS® #	E4408092
Price	\$749,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,092
Acres	10.01
Year Built	1970
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	52007a Range Road 271
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3M9

### Amenities

Features	Deck, R.V. Storage, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Schools, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 26th, 2024
Days on Market	221
Zoning	Zone 90

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Listing information last updated on May 5th, 2025 at 4:32pm MDT