

# **\$835,000 - 7 52215 Rge Road 270, Rural Parkland County**

MLS® #E4438345

**\$835,000**

6 Bedroom, 3.00 Bathroom, 2,161 sqft

Rural on 3.91 Acres

Shady Acres, Rural Parkland County, AB

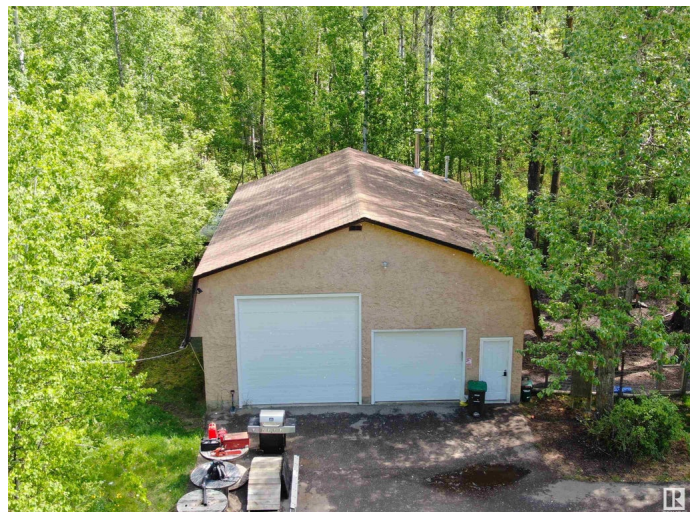
Minutes from town & with 3.9 treed acres & a 32x40 finished shop, this 5-bed 2-storey with finished basement will have you saying yes to acreage living! Extensive renovations and updates include: new basement, windows, HE furnace and tankless water, new gas fireplace and lighting, new entry, laundry, kitchen and bathroom reno. The electrical and gas service is new, and the septic updated. As you enter, an open living space greets, showcasing an updated kitchen w/ newer appliances and large island and corner wood stove. An expansive living room features vaulted wood ceilings and overlooks the property. A spacious primary suite with a view has access to the 6-pc bath. Downstairs, a large family room with corner fireplace and larger rec room provide room for the whole family to gather. The 4th and 5th beds and 3-pc bath complete the basement. The heated shop has been updated, and a new chicken coop, sheep/dog enclosure and driveway have been installed. A Little Piece of Heaven, just 9 mins to Spruce Grove.

Built in 1978

## **Essential Information**

MLS® #

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Price	\$835,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,161
Acres	3.91
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7 52215 Rge Road 270
Area	Rural Parkland County
Subdivision	Shady Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3L6

### Amenities

Features	Deck
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Landscaped, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	35

## Zoning

## Zone 90

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Listing information last updated on June 27th, 2025 at 7:02am MDT