

\$420,000 - 54 53122 Rge Road 14, Rural Parkland County

MLS® #E4424304

\$420,000

1 Bedroom, 0.00 Bathroom, 7,185 sqft
Rural on 1.97 Acres

Hidden Valley Estates, Rural Parkland County,
AB

Calling all BIG DREAMERS,
DIAMOND-IN-THE-ROUGH SEEKERS, and
INVESTMENT OPPORTUNISTS! This unique
property is in a perfect location just 8 paved
minutes from Spruce Grove, and overlooking a
picturesque lake...the potential here is
unmatched. Opportunity is knocking, will you
answer? Sadly though, this incredible home
has had extensive fire damage (as seen in the
photos) and will require substantial work to
potentially render it livable again. Or, start from
scratch and make your dream home a reality
in this beautiful setting - with a quad detached
shop in place that remains fully intact. If you're
not afraid of a challenge, this could be the
project you've been waiting for!

****DISCLOSURE: FIRE DAMAGE -
PROPERTY BEING SOLD AS/IS, WHERE IS,
WITH NO
REPRESENTATIONS/WARRANTIES****

Built in 1981

Essential Information

MLS® #	E4424304
Price	\$420,000
Bedrooms	1
Bathrooms	0.00



Square Footage	7,185
Acres	1.97
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	54 53122 Rge Road 14
Area	Rural Parkland County
Subdivision	Hidden Valley Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Z 1X2

Amenities

Features	See Remarks
----------	-------------

Interior

Heating	See Remarks
Stories	2
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior	See Remarks
Exterior Features	Backs Onto Lake, Lake Access Property, Private Setting, See Remarks
Construction	See Remarks
Foundation	Concrete Perimeter, See Remarks

Additional Information

Date Listed	March 6th, 2025
Days on Market	7
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 March 13th, 2025 at 8:47pm MDT