

\$315,000 - 53421 Rge Road 40 A, Rural Parkland County

MLS® #E4431788

\$315,000

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Rural on 7.30 Acres

None, Rural Parkland County, AB

Looking for your first slice of country living? This 7.3-acre property is the perfect starter acreage, just 59km west of Edmonton and north of Wabamun. The 2001-built modular home offers 1200+ sq. ft. of space with 3 bedrooms and 2 baths—ideal for a growing family or those seeking room to breathe. The open-concept kitchen features upgraded cabinetry, and the large master bedroom comes with a walk-in closet and full ensuite. Recent updates include new flooring, vinyl windows, and mid-efficiency heating. The property is treed for privacy and offers walk-out potential for future development. A drilled well (2018, 312ft) and newer septic system ensure worry-free living. With plenty of space for a garage or shop, this affordable acreage gives you room to grow without the subdivision restrictions. A great start to your country living dreams!

Built in 2001

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4431788 |
| Price | \$315,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,207 |



| | |
|------------|------------------------|
| Acres | 7.30 |
| Year Built | 2001 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 53421 Rge Road 40 A |
| Area | Rural Parkland County |
| Subdivision | None |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 0N0 |

Amenities

| | |
|----------|------------------------------|
| Features | Deck, Fire Pit, R.V. Storage |
|----------|------------------------------|

Interior

| | |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Propane |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|------------------------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Corner Lot, Creek, Private Setting, Treed Lot, See Remarks, Partially Fenced |
| Construction | Wood |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 70 |

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