

\$1,500,000 - 51112 Rge Road 270, Rural Parkland County

MLS® #E4419197

\$1,500,000

5 Bedroom, 3.50 Bathroom, 2,764 sqft

Rural on 55.85 Acres

None, Rural Parkland County, AB

This 56-acre property offers a perfect blend of privacy, functionality, and potential. Backing onto Graminia Estates, it provides an excellent opportunity for future subdivision while still maintaining a spacious retreat. The 2-storey walkout home features 5 bedrooms, a den, a sunroom, and 2 wood-burning fireplaces. Recent upgrades include new paint and flooring throughout, a newly added ensuite, a full main bathroom renovation, an updated facade, and a coffered ceiling in the kitchen. Enjoy the wraparound covered deck with a gas line for a BBQ and a hot tub rough-in on the lower level. For hobbyists or equestrian enthusiasts, the triple-car garage includes 220V wiring and a loft, while the shopâ€™also with 220Vâ€™features an attached barn with multiple stalls, a foaling stall, a tack room, and a round pen. Fully fenced and cross-fenced, the property also includes a quonset. A rare opportunity to own a versatile property with income potential.

Built in 1990

Essential Information

MLS® #	E4419197
Price	\$1,500,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,764
Acres	55.85
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	51112 Rge Road 270
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1G7

Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Smoking Home, Skylight, Sunroom, Walkout Basement, Workshop, Natural Gas BBQ Hookup
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Golf Nearby, Hillside
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed January 24th, 2025

Days on Market 99

Zoning Zone 70

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