

# **\$375,000 - 2 53322 Rge Road 25, Rural Parkland County**

MLS® #E4437840

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,228 sqft

Rural on 3.66 Acres

Yellowhead Estates, Rural Parkland County,  
AB

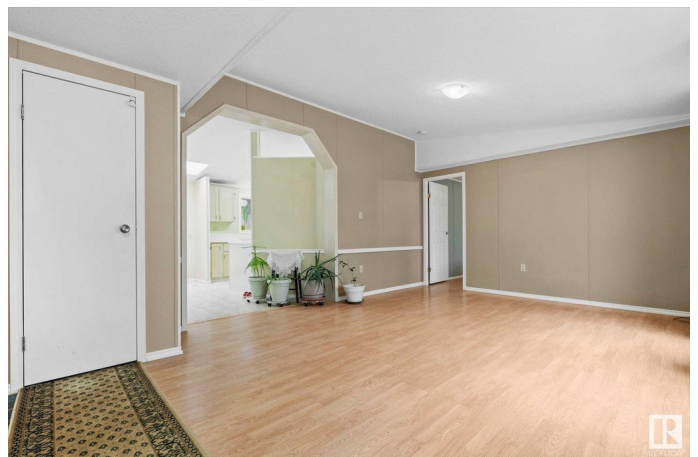
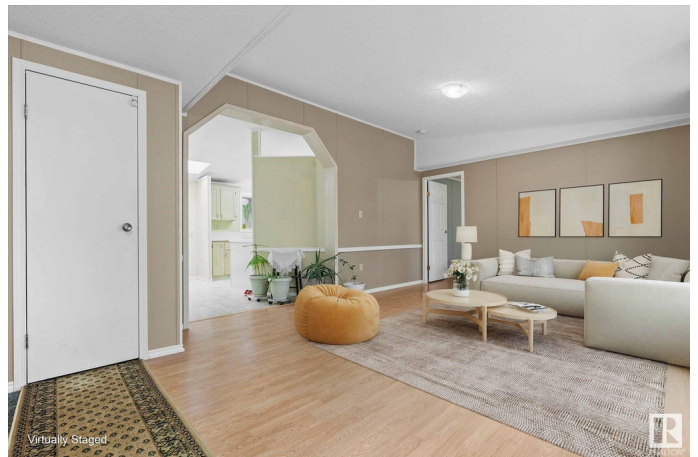
Welcome to this beautifully maintained 1,227 sq ft home, nestled on 3.66 serene acres with fully paved access right to the driveway. This private, park-like property backs onto crown reserve land and features walking trails right on your own land, offering endless opportunities to explore and enjoy nature. Step inside to find a bright and functional layout with 3 bedrooms and 2 full bathrooms. The dining area is bathed in natural light from a large skylight, creating a warm and inviting atmosphere. The kitchen offers an abundance of beautiful cabinetry, providing plenty of storage and workspace for the home chef. The primary suite features a huge walk-in closet and a 3-piece ensuite with a soaker tub. Additional features include a sea can on the property that stays, providing extra storage for your acreage lifestyle. Enjoy peaceful country living with the convenience of paved access, space to roam, and the beauty of surrounding crown land right out your back door only 15 minutes to Stony Plain!

Built in 1992

## **Essential Information**

MLS® # E4437840

Price \$375,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	3.66
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2 53322 Rge Road 25
Area	Rural Parkland County
Subdivision	Yellowhead Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E1

### Amenities

Features	Skylight, Sunroom, See Remarks
----------	--------------------------------

### Interior

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

### Exterior

Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Not Fenced, See Remarks
Foundation	Block

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	27
Zoning	Zone 70

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 June 18th, 2025 at 6:02pm MDT