

# **\$1,550,000 - 53309 A 65 Range Road, Rural Parkland County**

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MLS® #E4455881

**\$1,550,000**

3 Bedroom, 2.50 Bathroom, 2,099 sqft

Rural on 23.52 Acres

None, Rural Parkland County, AB

Built to last & stand the test of time, this beautifully designed home located 55 mins from Edmonton is situated on 24 acres of rolling land. This well-designed custom-built home displays superb workmanship & attention to detail. A perfect balance of Cathedral Ceilings creating a sense of grandeur & elegance; Chalet Style Triple Pane Windows fill the home with sunlight & the meticulously built Pine interior adds a sense of warmth & coziness. With just over 3,000 Sqft of Living Space enjoy the Spacious Loft Style Primary Bedroom, or the Library which could double as an Office. Walk or Ski the many Groomed Trails. A portion of the basement has been left for you to complete allowing you to add Bedrooms and/or a Games Room with direct access to the vast Yard. Included is a small Workshop/Woodshed & Profitable year-round 2,000 Sqft Turnkey Kennel Business. Located just off HWY 16, Highway Frontage Land can add potential revenue for advertising signage & some exclusive RV Storage. Explore the possibilities!

Built in 2010

## **Essential Information**

MLS® #

E4455881



|                |                        |
|----------------|------------------------|
| Price          | \$1,550,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,099                  |
| Acres          | 23.52                  |
| Year Built     | 2010                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53309 A 65 Range Road |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0T0               |

### Amenities

|          |                                                                                                                                          |
|----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Open Beam, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Workshop |
|----------|------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | ensuite bathroom         |
| Heating           | Forced Air-1, Propane    |
| Fireplace         | Yes                      |
| Stories           | 3                        |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Not Fenced, Private Setting, Rolling Land |
| Construction      | Wood                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 3rd, 2025

Days on Market                67

Zoning                            Zone 90

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