

# \$450,000 - 36 52229 Rge Road 25, Rural Parkland County

MLS® #E4464261

**\$450,000**

3 Bedroom, 1.00 Bathroom, 1,047 sqft

Rural on 3.44 Acres

Genesee Park, Rural Parkland County, AB

RARE ICF CONCRETE BUNGALOW ON 3.44 ACRES OF TREED PRIVACY NEAR JACKFISH LAKE! Bordered by crown land, this 2009-built home offers exceptional energy efficiency w/IN-FLOOR HEAT(new pump 2025), 6" CONCRETE WALLS & TRIPLE PANE WINDOWS! Heating costs only ~\$1000/year! Follow the circle driveway to this charming home nestled amongst nature, w/upgraded HARDIE BOARD SIDING & sunny front porch. Inside you'll find soaring 10' CEILINGS, recently painted walls/cabinets/doors/trim(2024) & UPDATED MECHANICAL(HWT, pressure tank, & stove 2024). The kitchen offers durable concrete counters, S/S APPLIANCES, new upper cabinets(2024), 2 B/I hutches, a sizeable dining nook, laundry & access to the 4pce bath. A cozy living room is tucked away by the 3 well-sized bedrooms, incl. a primary w/access to the south-facing deck. There's plenty to entertain you outside w/raised garden beds, fruit trees & shrubs, fire pit, storage shed & a NEW GARGE TENT(2025). All just minutes away from day use areas at Jackfish, Mink & Star Lakes!

Built in 2007

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4464261               |
| Price          | \$450,000              |
| Lease Rate     | \$167                  |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,047                  |
| Acres          | 3.44                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 36 52229 Rge Road 25  |
| Area        | Rural Parkland County |
| Subdivision | Genesee Park          |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2M3               |

### Amenities

|          |                                                                                                                                                                                                   |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 10 ft., Deck, Front Porch, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, Barrier Free Home, Exterior Walls 2"x10" |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|              |                               |
|--------------|-------------------------------|
| Heating      | In Floor Heat System, Propane |
| Stories      | 1                             |
| Has Basement | Yes                           |
| Basement     | None, No Basement             |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Ravine View, See Remarks |

|              |                                             |
|--------------|---------------------------------------------|
| Construction | Concrete                                    |
| Foundation   | Concrete Perimeter, Insulated Concrete Form |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 8                  |
| 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 November 8th, 2025 at 8:47am MST