# \$618,000 - 434 53303 Rge Road 31, Rural Parkland County

MLS® #E4421608

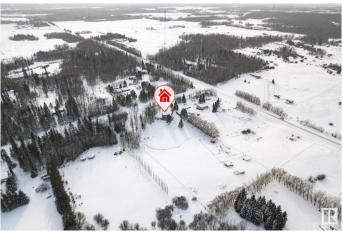
## \$618,000

4 Bedroom, 2.50 Bathroom, 2,329 sqft Rural on 3.76 Acres

Meso West I, Rural Parkland County, AB

Room for the whole family!! Welcome to your new hobby farm/acreage just 20 min to Stony Plain. Over 3.7 acres of FULLY FENCED land awaits, complete with 2 chicken coops, barn, and shed on the property. The spacious 2 storey home is tucked beautifully into the trees and is bursting with rustic charm throughout. Countless upgrades and updates done throughout the years make this home ready to move in and enjoy. On the main floor, the kitchen's long window overlooks the property and dining area with double door access to the expansive deck, once again taking advantage of the views of the property. The kitchen has lots of counter and cabinet space plus a spacious walk in pantry. Adjacent to the drop down dining room is access to the oversized double attached garage. Through an open doorway you'll find the spacious yet cozy living room complete with wood burning stove and laundry room. Upstairs find a full bathroom and FOUR bedrooms, including primary with plenty of windows and ensuite! Your dream awaits here.







Built in 1977

#### **Essential Information**

MLS® # E4421608

Price \$618,000

4

Bedrooms

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,329

Acres 3.76

Year Built 1977

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 434 53303 Rge Road 31

Area Rural Parkland County

Subdivision Meso West I

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T7Y 0E3

### **Amenities**

Features Front Porch, See Remarks

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Wood

Exterior Features Fenced, Fruit Trees/Shrubs, Golf Nearby, See Remarks

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed February 14th, 2025

Days on Market 65

Zoning Zone 70

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Listing information last updated on April 20th, 2025 at 10:47am MDT