

# **\$700,000 - 51303 Highway 770, Rural Parkland County**

MLS® #E4430014

**\$700,000**

4 Bedroom, 3.50 Bathroom, 1,665 sqft

Rural on 39.24 Acres

None, Rural Parkland County, AB

Country Living is Calling You Home!! Beautiful Rolling Hills on 39 Acres is Fully Fenced and Cross Fenced for Animals. Meticulously Maintained Fully Finished Two Storey Home (2,824 sf of Developed Space) with Walkout Basement. A Welcoming Front Covered Porch, and a 3 Season Room Screened in on the Back Deck to Enjoy! Spacious Home Has 4 Bedrooms & 4 Baths w/Hardwood Floors on Main & Upper Level. Natural Light Flows through Breakfast Nook, U-Shaped Kitchen, Dining Room, & Living Room w/Wood Stove. Large Mudroom w/ Built-in Shelving & Closet, Plus a 2 PC Bath just off Foyer. Custom Staircase Leads to the Upper Level, 2 Great Sized Bedrooms w/Closet Organizers, 4PC Bath w/ Linen Closet, & Primary w/3 PC Ensuite & Walk-in Closet. Fourth Bedroom in Lower Level, 4PC Bath, Laundry Room and Huge Family Room w/Access to the Concrete Patio in the Backyard. Large Garden Plot for Veggies, Also Apple Trees & Saskatoons. 3 Stall Barn, Machine Shop & Chicken Coop with an Outside Enclosure that is "Predator Proof".

Built in 1994

## **Essential Information**

MLS® # E4430014

Price \$700,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,665
Acres	39.24
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	51303 Highway 770
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2K1

### **Amenities**

Features	Closet Organizers, Deck, Fire Pit, Front Porch, No Smoking Home, R.V. Storage, Sunroom, Walkout Basement, Workshop
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Rolling Land, Vegetable Garden
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025

Days on Market                10

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 April 20th, 2025 at 6:47am MDT