

# \$1,400,000 - 51305 Rge Rd 271, Rural Parkland County

MLS® #E4383487

**\$1,400,000**

4 Bedroom, 2.50 Bathroom, 1,723 sqft

Rural on 71.82 Acres

None, Rural Parkland County, AB

This amazing 71.82 acres property located on RR 271 (PIONEER ROAD) between GARDEN VALLEY ROAD (Hwy 627) and GRAMINIA ROAD (TWPR 511) in Parkland County. Country residential zoning, it is located in the thick of dozens of existing country residential subdivisions. These lands can also be subdivided into acreage subdivision with country approvals. This excellent property has two storey home which sits on front portion of these lands closer to RR 271, 4+1 Bedrooms main floor laundry, gas fireplace, spacious kitchen, partially finished basement, double attached garage. Recent upgrades includes new shingles, and new shingles in 2023, New flooring and new paint in 2022, Hot water tank was replaced about 5 years ago. Great investment property to develop & meantime to live for your country living. it offers quick and easy access to Edmonton and Edmonton international airport via paved Roads (RR 271, Garden Valley Road, Garminia road, Hwp 60 all are paved)



Built in 2002

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4383487    |
| Price    | \$1,400,000 |
| Bedrooms | 4           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,723                  |
| Acres          | 71.82                  |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 51305 Rge Rd 271      |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1G6               |

## Amenities

|          |                   |
|----------|-------------------|
| Features | Deck, See Remarks |
|----------|-------------------|

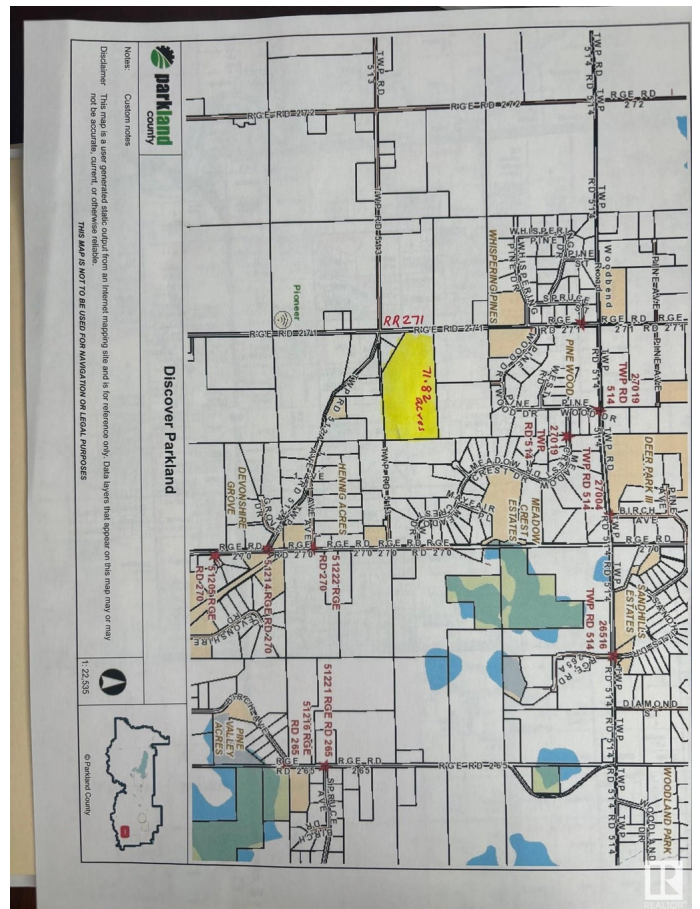
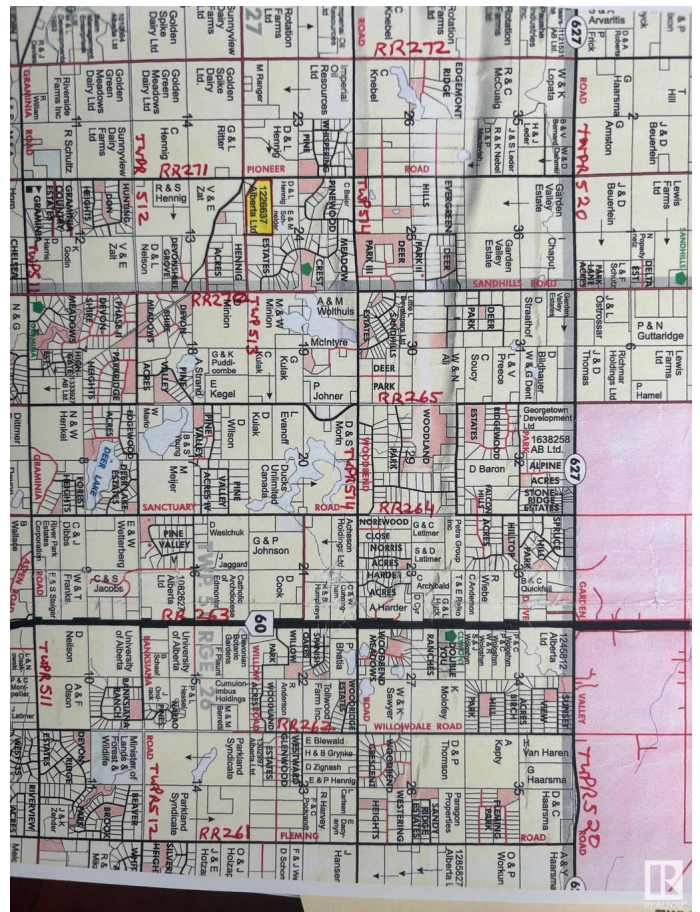
## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood                      |
| Exterior Features | Schools, See Remarks      |
| Lot Description   | 3,128,479.2sqft,290,635m2 |
| Construction      | Wood                      |
| Foundation        | Concrete Perimeter        |

## Additional Information



|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2024 |
| Days on Market | 363              |
| Zoning         | Zone 90          |

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Listing information last updated on April 19th, 2025 at 4:32am MDT