

# \$497,000 - 2 52414 Rge Road 20, Rural Parkland County

MLS® #E4421765

**\$497,000**

5 Bedroom, 2.00 Bathroom, 1,673 sqft

Rural on 4.23 Acres

Arrowhead Estates, Rural Parkland County,  
AB

Acreage living at its finest! This stunning walkout bi-level sits on just over 4 acres of land, offering endless possibilities for its new owners to make it their own. Driving up, you're greeted by a beautifully situated home with an attached double garage and ample space to park your RVs or toys. Inside, the spacious layout features multiple living areas and 3 cozy fireplaces—2 gas and 1 wood-burning—perfect for relaxing or entertaining. The main floor includes 3 well-sized bedrooms and an inviting living space, while the walkout basement offers even more functionality. Downstairs, you'll find a large rec room, and 2 additional bedrooms, making it ideal for guests or extended family. Step outside to your fenced backyard, perfect for pets, and enjoy the tranquility of acreage living. Located in Arrowhead Estates and just a stone's throw from Spring Lake, this property offers incredible potential. With a little TLC, you can add your personal touch and create the home of your dream! SOLD AS IS WHERE IS

Built in 1981

## Essential Information

MLS® # E4421765

Price \$497,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,673                  |
| Acres          | 4.23                   |
| Year Built     | 1981                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 2 52414 Rge Road 20   |
| Area        | Rural Parkland County |
| Subdivision | Arrowhead Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0H0               |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Features       | Parking-Visitor, Walkout Basement |
| Parking Spaces | 6                                 |

### **Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | ensuite bathroom  |
| Heating           | See Remarks       |
| Fireplace         | Yes               |
| Stories           | 2                 |
| Has Basement      | Yes               |
| Basement          | Full, See Remarks |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Cul-De-Sac, No Back Lane, Picnic Area, Schools |
| Construction      | Wood   |
| Foundation        | See Remarks                                    |

### **Additional Information**

Date Listed February 15th, 2025

Days on Market 49

Zoning Zone 90

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