

Courtesy Of Terilynn S Atwell Of RE/MAX PREFERRED CHOICE

# \$375,000 - 43 53025 Hghway 770, Rural Parkland County

MLS® #E4427719

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,166 sqft

Rural on 1.62 Acres

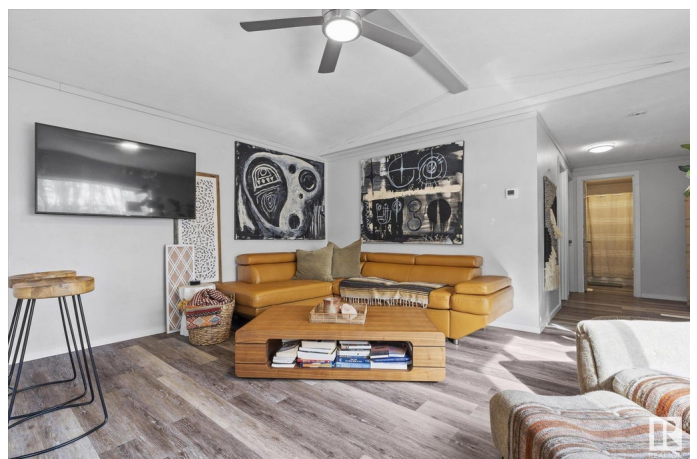
Bowen Lake Estates, Rural Parkland County,  
AB

Looking for some privacy? Look no further than this little gem at the end of the subdivision! Secluded between the farm field to the east and a treed lot, you'll feel like you have no neighbours. Behind the property is a small pond and green space. Acreage is partially fenced for kids or pets. Inside you'll find a completely renovated manufactured home. Open concept kitchen/living room with loads of space! On one end, you'll find a large primary bedroom with ensuite. On the other end, there are 2 additional bedrooms and a full bath. East facing large windows let tons of natural light into the space in the mornings. Enjoy a cup of coffee on the large deck. In the evenings, you have a gazebo area that has power for lights, a firepit area secluded at the back of the property and an insulated, powered chicken coup for fresh eggs if you so desire. Enjoy the tranquility out here. Great location! Only minutes to Stony Plain & Spruce Grove.

Built in 1990

## Essential Information

MLS® #	E4427719
Price	\$375,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	1.62
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	43 53025 Hghway 770
Area	Rural Parkland County
Subdivision	Bowen Lake Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2J5

### **Amenities**

Features	Deck, Fire Pit, Gazebo, Parking-Extra, Vaulted Ceiling, Vinyl Windows
----------	---

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior Features	Backs Onto Lake, Corner Lot, Golf Nearby, No Back Lane, No Through Road, Partially Fenced
Foundation	Block

### **Additional Information**

Date Listed	March 27th, 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 April 4th, 2025 at 6:32pm MDT