

# \$375,000 - 25 52508 Rge Road 21, Rural Parkland County

MLS® #E4430316

## \$375,000

3 Bedroom, 1.00 Bathroom, 1,115 sqft  
Rural on 1.17 Acres

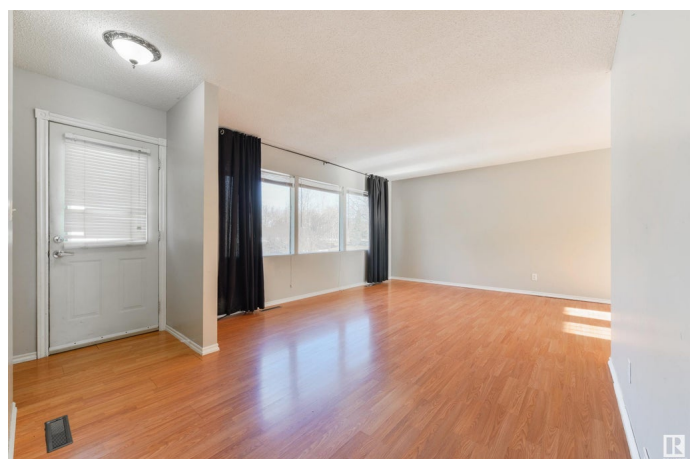
Heatherlea, Rural Parkland County, AB

Not too big, not too small, this acreage is just right! Backing onto ENVIRONMENTAL RESERVE, this bungalow features laminate flooring, a large living room, great kitchen with picture window overlooking the yard, spacious dining room with garden doors leading out to the 2-tiered deck, 3 bedrooms, 1 bathroom, and a partially-finished WALK-OUT basement with 9â€™™ ceilings! Whether you have big dreams of renovating this home to make it your own, building a garage/shop, or leaving it just the way it is, this property is beautifully treed and only a short drive to Spruce Grove & Stony Plain.

Built in 1970

## Essential Information

MLS® #	E4430316
Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,115
Acres	1.17
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family



Style Bungalow  
Status Active

### Community Information

Address 25 52508 Rge Road 21  
Area Rural Parkland County  
Subdivision Heatherlea  
City Rural Parkland County  
County ALBERTA  
Province AB  
Postal Code T7Y 2H1

### Amenities

Features Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, See Remarks, 9 ft. Basement Ceiling

### Interior

Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Wood  
Exterior Features Backs Onto Park/Trees, Environmental Reserve, Landscaped, Private Setting, Ravine View, Recreation Use, Schools, Treed Lot, See Remarks  
Construction Wood  
Foundation Preserved Wood

### Additional Information

Date Listed April 11th, 2025  
Days on Market 11  
Zoning Zone 90

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Listing information last updated on April 22nd, 2025 at 12:03pm MDT