

\$1,700,000 - 51312a Hwy 60, Rural Parkland County

MLS® #E4350371

\$1,700,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 129.09 Acres

None, Rural Parkland County, AB

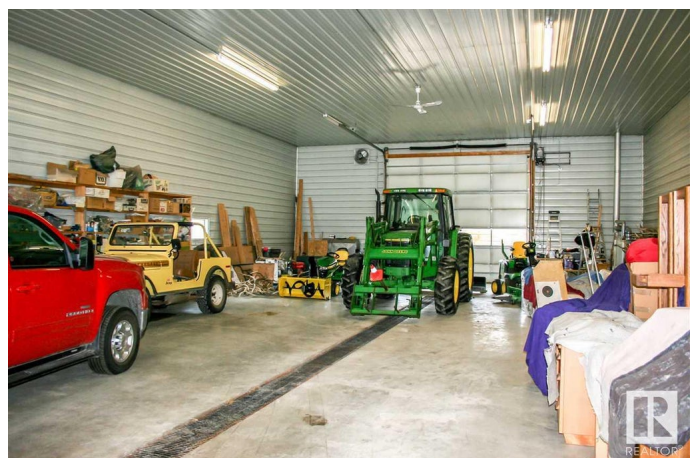
This 129.09 acre property is the perfect set up for a ranch with extensive 8' high page wire fencing (approx. 20,000 lineal ft), steel posts, and extremely well-built hydraulic handling facility with corrals and chutes. Other key improvements include a 1728 sqft hay shed and huge heated 3200 sqft shop (in-floor heating) with generator supplying back-up power to the property. Two 14x16 automated overhead doors provide machinery and vehicle access to the shop (one at each end), and convenient exterior and interior h/c water taps. The 1216 sqft home has a 14x22 ft fully enclosed covered deck and 3 bedrooms and 2 baths, including 4-pce ensuite. Room for RV storage, owner/operator, or other home-based business. The property is a gently rolling parcel with tree cover, long winding driveway, incredible privacy and secluded feel. Absolutely perfect location with excellent access just minutes from U of A Botanic Garden, Devon, North Saskatchewan River, Edmonton, and 15 min to Edmonton International Airport.

Built in 1993

Essential Information

MLS® # E4350371

Price \$1,700,000



| | |
|----------------|------------------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 129.09 |
| Year Built | 1993 |
| Type | Rural |
| Sub-Type | Residential Detached Single Family |
| Style | Bungalow |

Community Information

| | |
|-------------|-----------------------|
| Address | 51312a Hwy 60 |
| Area | Rural Parkland County |
| Subdivision | None |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Y 1C9 |

Amenities

| | |
|-----------|-------------------------------|
| Amenities | Deck, Vinyl Windows, Workshop |
| Features | Deck, Vinyl Windows, Workshop |
| Parking | Heated, Shop |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Linoleum |
| Interior Features | Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1 |
| # of Stories | 1 |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cross Fenced, Fenced, No Through Road, Private Setting, Rolling Land, Schools, Shopping Nearby, Ski Hill, Treed Lot, See Remarks |
| Construction | Modular |

Additional Information

Date Listed July 17th, 2023

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Listing information last updated on May 20th, 2024 at 7:01am MDT