

# **\$625,000 - 44 53025 Hghway 770, Rural Parkland County**

MLS® #E4430646

**\$625,000**

5 Bedroom, 2.00 Bathroom, 1,087 sqft

Rural on 1.37 Acres

Bowen Lake Estates, Rural Parkland County,  
AB

This is the dream for those looking for a country escape without the costly, extensive renos. Every detail has been accounted for: new well, septic, plumbing, shingles, windows, doors, insulation, appliances, paint, trim, kitchen, basement soundproofing, landscaping, fencing & an insulated shop with mezzanine! The moment you drive up & see the eye-catching fence & beautifully landscaped yard, you will be captivated. A stunning, white kitchen with eat-in island flows seamlessly into the large living room featuring a huge window overlooking the rolling hills, trees & farmers fields. The main floor is completed with 3 large bedrooms & 4 piece bath. Downstairs, the walkout basement offers 2 more large bdrms, a rec room, a tasteful laundry room, office space with soundproofing, additional storage space, & another 4 piece bath. Situated on a little over 1.3 scenic acres surrounded by trees, with only 1 neighbour, in desirable Blueberry School zone -this is truly an oasis located only 15 minutes to town.

Built in 1984

## **Essential Information**

MLS® # E4430646

Price \$625,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,087
Acres	1.37
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	44 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	Closet Organizers
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Treed Lot
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	April 12th, 2025
Days on Market	66

## Zoning

## Zone 90

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