# \$1,150,000 - 52024 Rge Road 265, Rural Parkland County

MLS® #E4434436

\$1,150,000

5 Bedroom, 2.00 Bathroom, 1,625 sqft Rural on 40.20 Acres

None, Rural Parkland County, AB

Pristine location! Centrally located approximately 10 mins from Edmonton, Spruce Grove, or Devon. Over 40 acres of land with 2 homes. The main home has been substantially upgraded with newer windows, rigid foam insulation, upgraded kitchen, 100-amp panel and newer bathrooms. Stop renting commercial space when you can bring your business home. There is a 24' x 36' shop with a 18' x 16' door, 32' x 100' barn, storage shed 15' x 44' and a couple cement pads from where the old barns where. This property already generates income with an agreement to farm the land, currently rented older farmhouse and an agreement with Altalink. This property would be great for anyone who currently has a business and or is looking at starting a business as the property already generates some revenue to offset expenses. This property will only increase in value if and when someone can develop it.



### **Essential Information**

MLS® # E4434436 Price \$1,150,000

Bedrooms 5







Bathrooms 2.00

Full Baths 2

Square Footage 1,625

Acres 40.20

Year Built 1935

Type Rural

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

## **Community Information**

Address 52024 Rge Road 265

Area Rural Parkland County

Subdivision None

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T7X 3L7

#### **Amenities**

Features Off Street Parking, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas,

Insulation-Upgraded, Parking-Extra, Parking-Visitor, R.V. Storage

#### Interior

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Airport Nearby, Fenced, Golf Nearby

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 3rd, 2025

Days on Market 179

Zoning Zone 90

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