

Courtesy Of Dustin Csuahany Of Exp Realty

\$799,000 - 14 52215 Rge Road 270, Rural Parkland County

MLS® #E4437347

\$799,000

6 Bedroom, 3.50 Bathroom, 2,196 sqft
Rural on 4.24 Acres

Shady Acres, Rural Parkland County, AB

Tucked in the TREES of SHADY ACRES, this warm and RUSTIC 6-BED, 3.5-BATH home on 4.24+/- ACRES is where COUNTRY CHARM meets FAMILY LIVING. Fully finished 2-BED, 1-BATH basement with its OWN kitchen, PRIVATE entry, SEPERATE laundry, and DEDICATED furnace. WOOD-BURNING FIREPLACES up and down, and space to grow, itâ€™s made for MULTI-GENERATIONAL comfort. Wander WOODED TRAILS, gather at the FIREPIT, or work on your passion projects in the 24X36 HEATED GARAGE, 20X20 ATTACHED GARAGE, or 16X24 WORKSHOP. Surrounded by QUIET, FARMERSâ€™ FIELDS, and just 10 MINS to SPRUCE GROVE or 15 to EDMONTONâ€™YOU CANâ€™T BEAT THIS LOCATION. IMAGINE the life youâ€™ll build hereâ€™SPACE, PEACE, and POSSIBILITY.

Built in 1979

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4437347 |
| Price | \$799,000 |
| Bedrooms | 6 |
| Bathrooms | 3.50 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,196 |
| Acres | 4.24 |
| Year Built | 1979 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 14 52215 Rge Road 270 |
| Area | Rural Parkland County |
| Subdivision | Shady Acres |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 3L6 |

Amenities

| | |
|----------|---|
| Features | Fire Pit, Guest Suite, Parking-Extra, Parking-Plug-Ins, Patio, Walk-up Basement |
|----------|---|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Airport Nearby, Cul-De-Sac, Flat Site, Partially Landscaped, Treed Lot |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 20th, 2025 |
|-------------|----------------|

Days on Market 45

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 July 4th, 2025 at 11:02am MDT