

# **\$520,000 - 5432 Highway 16 (hwy), Rural Parkland County**

MLS® #E4437813

**\$520,000**

3 Bedroom, 1.00 Bathroom, 968 sqft

Rural on 8.37 Acres

None, Rural Parkland County, AB

Charming 8.37± Acre Property with large heated shop, Quonset, multiple sheds, and double attached carport. Located outside a typical subdivision, offering ample space for RVs, equipment, and hobbies. The 3-bedroom bungalow features a cozy fireplace, deck access, and a spacious kitchen with plenty of storage. Partially finished basement awaits your final touches. Enjoy peaceful living with direct access to Hwy 16 and nearby lakes like Wabamun, Isle Lake, and Seba Beach, offering boating, fishing, and outdoor fun. Golf courses and parks surround the area. Minutes away from Edmonton, Spruce Grove, and Stony Plain. With an additional \$1,000/year from an ATCO easement, this property is perfect for hobby farming, recreation, or a peaceful retreat. Don't miss out on this rare opportunity for space, privacy, and a great location.

Built in 1970

## **Essential Information**

MLS® #	E4437813
Price	\$520,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	968
Acres	8.37
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5432 Highway 16 (hwy)
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0W0

### Amenities

Features	Deck, Parking-Extra, Storage-In-Suite
----------	---------------------------------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	99
Zoning	Zone 70

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 August 28th, 2025 at 9:32pm MDT