

# **\$695,000 - 23 52510 Rge Road 25, Rural Parkland County**

MLS® #E4439471

**\$695,000**

2 Bedroom, 2.50 Bathroom, 1,325 sqft

Rural on 3.68 Acres

Lakeside Park, Rural Parkland County, AB

Rare opportunity to own 3.68 acres backing directly onto Johnny's Lake. This well-maintained property is cross-fenced and features a large established garden, a tranquil fish pond, and mature landscaping. The home includes a finished walk-out basement with potential for a third bedroom, updated bathrooms, new carpet, and a cozy wood-burning stove. Enjoy ample storage and workspace in the huge four-bay garage/shop, perfect for vehicles, hobbies, or equipment. The property offers a blend of functionality and natural beauty, ideal for hobby farming or peaceful country living. Don't miss this versatile lakefront property with space to grow, relax, and enjoy the outdoors. Included but not mentioned in goods (Fish and Fish Tanks x2, Animal Shelter with Tack Shed, Outdoor Cat. Main floor pantry and coat closet doors are ordered and will be installed prior to possession. Photo of doors is at the end of the listing photos. Kubota tractor & Enclosed Trailer negotiable.

Built in 1980

## **Essential Information**

MLS® # E4439471

Price \$695,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	3.68
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 52510 Rge Road 25
Area	Rural Parkland County
Subdivision	Lakeside Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0H0

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Front Porch, R.V. Storage, Walkout Basement, Workshop
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Cross Fenced, Environmental Reserve, Lake Access Property, Landscaped, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 30th, 2025

Days on Market 17

Zoning Zone 90

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Listing information last updated on June 16th, 2025 at 5:32pm MDT