

\$550,000 - 17 53219 Rge Road 271, Rural Parkland County

MLS® #E4434299

\$550,000

3 Bedroom, 1.50 Bathroom, 1,313 sqft

Rural on 3.69 Acres

Rolling Meadow Estates, Rural Parkland County, AB

ACREAGE LIVING ONLY 3KM TO SPRUCE GROVE! Bungalow with attached single garage (15Wx28L, 220V) and detached double garage (24Wx22L, insulated) on 3.69 acres in Rolling Meadow Estates subdivision. This well-maintained 1,311 square foot (plus full basement) home features vinyl plank flooring and upgrades throughout. Spacious living room with wood-burning fireplace; bright dining area; u-shaped kitchen with built-in dishwasher; laundry room with deep stainless-steel sink. Finishing off the main level are 1.5 bathrooms and 3 generous-sized bedrooms including the owner's suite with 2-piece ensuite, double closets and a large south-facing window. The partially finished basement is awaiting finishing touches. Outside: deck, fire pit area with woodshed, 2 storage sheds and additional 34'x27' out building. Plenty of trees and privacy, so close to the city! 3 minutes away from all the amenities of Spruce Grove, easy access to Yellowhead Highway and only 15 mins to both Edmonton and St. Albert. Also Brand new well!

Built in 1976

Essential Information



MLS® #	E4434299
Price	\$550,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,313
Acres	3.69
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	17 53219 Rge Road 271
Area	Rural Parkland County
Subdivision	Rolling Meadow Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3L9

Amenities

Features	Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, Workshop
Parking Spaces	6

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Private

Setting, Public Swimming Pool, Rolling Land, Schools, Shopping
Nearby, Treed Lot

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed May 3rd, 2025

Days on Market 11

Zoning Zone 70

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