

# \$375,000 - 52006 Rge Rd 22, Rural Parkland County

MLS® #E4451598

## \$375,000

3 Bedroom, 1.50 Bathroom, 1,108 sqft  
Rural on 4.55 Acres

None, Rural Parkland County, AB

Set on 4.55 acres of open space, out-of-subdivision- this charming countryside property features a character-filled home estimated to be built in the 1950s. While the interior remains largely original, key upgrades over the years include the shingles, furnace, and hot water tank. The home offers a functional layout with a 4-piece bathroom on the main floor and a 2-piece bathroom upstairs. Additional highlights include a drilled well and a recently installed septic tank and field. Whether you're looking to restore, renovate, or rebuild, this property offers a great opportunity in a peaceful rural setting.

Built in 1950

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451598               |
| Price          | \$375,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,108                  |
| Acres          | 4.55                   |
| Year Built     | 1950                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52006 Rge Rd 22       |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2J1               |

### Amenities

|          |              |
|----------|--------------|
| Features | R.V. Storage |
|----------|--------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood                                      |
| Exterior Features | Not Fenced, Private Setting, Rolling Land |
| Construction      | Wood                                      |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 90          |

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Listing information last updated on August 16th, 2025 at 10:17pm MDT