

# **\$2,499,000 - 1 52225 + 52217 Rge Road 273, Rural Parkland County**

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MLS® #E4408292

**\$2,499,000**

4 Bedroom, 4.50 Bathroom, 3,925 sqft

Rural on 21.08 Acres

Happy Acres, Rural Parkland County, AB

This uniquely magical 21 acre country estate, is the heart of Happy Acres. A true stand alone property where dreams of a self-sustaining homestead flourish & the opportunities for a self-run business are endless & nearly turn key. Nestled on lush farmland, this exquisite, picturesque property offers a rare blend of natural beauty & practical charm that is difficult to find. Wander through the meticulously maintained landscape surrounding the stunning modern farmhouse, which seamlessly blends contemporary elegance w/ timeless charm. Discover an open-concept main living area that exudes warmth & sophistication, w/ feat. such as hand-scraped hardwood floors; soaring 17' vaulted ceilings; a kitchen that is equipped w/ a top-of-the-line appliance package, granite counters, custom cabinets, & a stone range hood. A total of 4.5 baths, 2+2 bedrooms & expansive bsmt level. Dont miss the incredible 1 bed/1 bath legal suite above the triple garage; barn; storefront; & acres of gardens that await your imagination.

Built in 2009

## **Essential Information**

MLS® # E4408292

Price \$2,499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,925                  |
| Acres          | 21.08                  |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1 52225 + 52217 Rge Road 273 |
| Area        | Rural Parkland County        |
| Subdivision | Happy Acres                  |
| City        | Rural Parkland County        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T7X 3R6                      |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Greenhouse, Parking-Extra, Patio, Wall Unit-Built-In, Wet Bar |
|----------|--|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Private Setting, Subdividable Lot, Vegetable Garden |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 27th, 2024  
Days on Market                222  
Zoning                              Zone 90

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