

# **\$778,000 - 18 53220 Rge Road 15, Rural Parkland County**

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MLS® #E4427699

**\$778,000**

4 Bedroom, 3.50 Bathroom, 1,652 sqft

Rural on 2.82 Acres

Ashwood Meadows, Rural Parkland County,  
AB

Immaculate Scenic Country Acreage 5 Min West of Stony Plain Set up as a Small Hobby Farm! Finished 2 Storey W/Walk Out Basement Features: 4 Bedrooms, 3.5 Baths, Many Lg Windows, Lg Kitchen W/Granit Countertops, New SS Appliances, Fresh Paint, Spacious Entry, Sun Room, Lg Living Rm W/Bay Window, & Wood Fireplace. Upstairs: Primary Suite W/3PC Bath & Walk in Closet, 4pc Bath, & 3 More Lg Bedrooms, Basement: Lg Rec Rm W/Fireplace, 3pc Bath, Cold Rm, Lg Laundry/Utility Rm W/Sink, & Door to Outdoor Patio. Beautifully Landscaped Yard W/Dbl Att Garage, 40x23 Shop W/220V, Hoist, & Cement Floor, Barn W/Cement Floor, 3 Chicken Houses, Feed Mill, Greenhouse W/Canning Kitchen, Outdoor BBQ Area W/Sink, Garden Area, Fire Pit, Smoker, Wood Shed, Fruit Trees, Separate Fenced Areas, Many Lg Trees For Privacy, Huge Deck Partially Covered, Patio, Gigantic Cement Driveway Parking for RV & Many Vehicles. Rustic Charm W/Modern Convenience! The Perfect Property For Those Seeking A Self-Sufficient Lifestyle. Move in Ready!



Built in 1973

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427699               |
| Price          | \$778,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,652                  |
| Acres          | 2.82                   |
| Year Built     | 1973                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18 53220 Rge Road 15  |
| Area        | Rural Parkland County |
| Subdivision | Ashwood Meadows       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0C3               |

### Amenities

|                |   |
|----------------|---|
| Features       | Deck, Fire Pit, Greenhouse, No Animal Home, No Smoking Home, Patio, Sunroom, Walkout Basement, Workshop, Natural Gas BBQ Hookup |
| Parking Spaces | 24  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs, |

|              |  |
|--------------|--|
|              | Landscaped, Private Setting, Vegetable Garden, See Remarks |
| Construction | Wood   |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 70          |

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Listing information last updated on April 28th, 2025 at 12:47pm MDT