

# **\$685,000 - 1 52432 Rge Road 20, Rural Parkland County**

MLS® #E4428578

**\$685,000**

4 Bedroom, 2.00 Bathroom, 1,003 sqft

Rural on 3.48 Acres

Cottage Lake Heights I, Rural Parkland County, AB

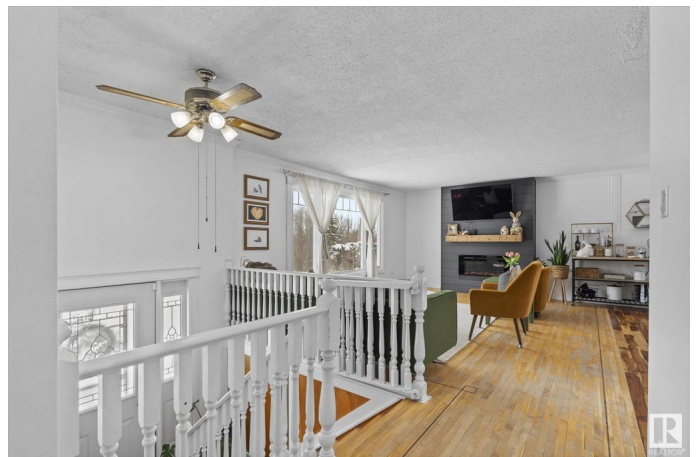
Discover the perfect blend of country living and modern comfort in this beautiful 3.48-acre property in Cottage Lake Heights. This well-maintained bi-level home offers 1,000 sq. ft. of living space with 2 bedrooms upstairs, 2 downstairs, and 2 bathrooms. The updated kitchen features modern finishes, while the cozy basement boasts a wood-burning fireplace. Recent upgrades include an updated water system and a brand-new deck – perfect for unwinding after a long day and BBQs in the summer. Outside, you'll find a large dog run, a single attached garage, and a 30x30 shop with 14-ft walls and two 12-ft doors, offering plenty of space for storage or projects. The fully fenced and cross-fenced property provides versatility for various outdoor uses. Enjoy the beauty of mature apple trees, a drilled well, and a septic tank and field. With a prime location near Spring Lake and Blueberry School, this property offers the tranquility of acreage living with easy access to outdoor recreation and amenities.

Built in 1981

## **Essential Information**

MLS® # E4428578

Price \$685,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	3.48
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1 52432 Rge Road 20
Area	Rural Parkland County
Subdivision	Cottage Lake Heights I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2G7

### **Amenities**

Features	Deck, Dog Run-Fenced In, Walkout Basement, Workshop, See Remarks
----------	--

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 20

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 9:31am MDT