

# **\$578,900 - 41 52516 Rge Road 13, Rural Parkland County**

MLS® #E4429115

**\$578,900**

4 Bedroom, 2.00 Bathroom, 1,194 sqft

Rural on 3.09 Acres

Weslake Estates, Rural Parkland County, AB

Great Location!! SO close to town- 5 KMS to Stony Plain ON PAVEMENT. 3 & 1 bedroom, bungalow on 3 acres. IMPROVEMENTS include Kitchen cabinets, countertops, flooring, island, stainless steel appliances, decorative lighting, shingles (2018) eaves trough, painted main floor w/ decora plugs, updated bathroom with jet tub and heated tile flooring, interior doors, trim, front & rear doors, newer garage door, asphalt driveway (2018), new partial post and rail fencing , and gated entry. Enclosed fence rear yard, Updated septic field (2023), 6" PVC well, High efficiency furnace (2019), Water softener and iron buster system(2014). Huge Open plan Rec room with great office and workshop space. Amazing tile shower. Plenty of storage outside. Heated oversize garage with b/i workbench, 220 wiring, water line to garage, LED lighting, RV plug .West facing front deck and 2 tier rear deck and fire pit. (new wood), Great potential for horses or sheep w/plenty of open space.

Built in 1978

## **Essential Information**

MLS® # E4429115

Price \$578,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	3.09
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	41 52516 Rge Road 13
Area	Rural Parkland County
Subdivision	Weslake Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2C1

### **Amenities**

Features	Deck, Fire Pit, No Smoking Home
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Landscaped, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	28
Zoning	Zone 90

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Listing information last updated on May 2nd, 2025 at 9:02am MDT