

Courtesy Of Dustin Csuhaný and James J Knull Of Exp Realty

# \$799,000 - 14 52215 Rge Road 270, Rural Parkland County

MLS® #E4437347

**\$799,000**

6 Bedroom, 3.50 Bathroom, 2,196 sqft  
Rural on 4.24 Acres

Shady Acres, Rural Parkland County, AB

Tucked in the TREES of SHADY ACRES, this warm and RUSTIC 6-BED, 3.5-BATH home on 4.24+/- ACRES is where COUNTRY CHARM meets FAMILY LIVING. Fully finished 2-BED, 1-BATH basement with its OWN kitchen, PRIVATE entry, SEPERATE laundry, and DEDICATED furnace. WOOD-BURNING FIREPLACES up and down, and space to grow, itâ€™s made for MULTI-GENERATIONAL comfort. Wander WOODED TRAILS, gather at the FIREPIT, or work on your passion projects in the 24X36 HEATED GARAGE, 20X20 ATTACHED GARAGE, or 16X24 WORKSHOP. Surrounded by QUIET, FARMERSâ€™ FIELDS, and just 10 MINS to SPRUCE GROVE or 15 to EDMONTONâ€™YOU CANâ€™T BEAT THIS LOCATION. IMAGINE the life youâ€™ll build hereâ€™SPACE, PEACE, and POSSIBILITY.

Built in 1979

## Essential Information

MLS® #	E4437347
Price	\$799,000
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,196
Acres	4.24
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	14 52215 Rge Road 270
Area	Rural Parkland County
Subdivision	Shady Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3L6

### **Amenities**

Features	Fire Pit, Guest Suite, Parking-Extra, Parking-Plug-Ins, Patio, Walk-up Basement
----------	---

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Cul-De-Sac, Flat Site, Partially Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 20th, 2025
-------------	----------------

Days on Market 1

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 May 20th, 2025 at 9:47pm MDT