

# \$520,000 - 5432 Highway 16 (hwy), Rural Parkland County

MLS® #E4437813

**\$520,000**

3 Bedroom, 1.00 Bathroom, 968 sqft

Rural on 8.37 Acres

None, Rural Parkland County, AB

Charming 8.37± Acre Property with large heated shop, Quonset, multiple sheds, and double attached carport. Located outside a typical subdivision, offering ample space for RVs, equipment, and hobbies. The 3-bedroom bungalow features a cozy fireplace, deck access, and a spacious kitchen with plenty of storage. Partially finished basement awaits your final touches. Enjoy peaceful living with direct access to Hwy 16 and nearby lakes like Wabamun, Isle Lake, and Seba Beach, offering boating, fishing, and outdoor fun. Golf courses and parks surround the area. Minutes away from Edmonton, Spruce Grove, and Stony Plain. With an additional \$1,000/year from an ATCO easement, this property is perfect for hobby farming, recreation, or a peaceful retreat. Don't miss out on this rare opportunity for space, privacy, and a great location.

Built in 1970

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437813  |
| Price     | \$520,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 968                    |
| Acres          | 8.37                   |
| Year Built     | 1970                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5432 Highway 16 (hwy) |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0W0               |

### Amenities

|          |                                       |
|----------|---------------------------------------|
| Features | Deck, Parking-Extra, Storage-In-Suite |
|----------|---------------------------------------|

### Interior

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

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood                                                     |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Construction      | Wood                                                     |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 94             |
| Zoning         | Zone 70        |

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Listing information last updated on August 24th, 2025 at 1:02am MDT