

# \$899,999 - 53110 Rge Road 12, Rural Parkland County

MLS® #E4454026

**\$899,999**

6 Bedroom, 3.00 Bathroom, 1,944 sqft  
Rural on 39.50 Acres

None, Rural Parkland County, AB

Own 39.5 acres of breathtaking countryside with rolling hills, towering pines, and a 1,986 sq ft WALKOUT BUNGALOW. The main floor offers four spacious bedrooms, while the finished basement adds two more. Recent upgrades include newer furnaces, vinyl windows, and a stylishly updated kitchen with modern appliances. A heated oversized double garage with attached carport adds convenience. Fenced pasture is ready for horses or cattle, while a heated 40' x 25' workshop with 2x6 walls, reinforced 7" concrete, and ample power is ideal for projects. The 49' x 38' heated quonset functions as a fully equipped machine shop, and the barn serves as a woodworking space. Enjoy abundant covered storage, multiple parking areas, and room for hobbies or a home-based business. All just 10 minutes to Spruce Grove, 2 miles to Stony Plain, and minutes from beautiful Hubbles Lake.

Built in 1973

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454026  |
| Price      | \$899,999 |
| Bedrooms   | 6         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,944                  |
| Acres          | 39.50                  |
| Year Built     | 1973                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53110 Rge Road 12     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2T1               |

### Amenities

|          |                                                                                                                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Bar, Closet Organizers, Deck, Front Porch, Gazebo, Hot Water Instant, Hot Water Tankless, Insulation-Upgraded, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood                                                                             |
| Exterior Features | Creek, Fenced, Hillside, Landscaped, Rolling Land, Stream/Pond, Subdividable Lot |
| Construction      | Wood                                                                             |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 76                |
| Zoning         | Zone 90           |

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Listing information last updated on November 5th, 2025 at 9:17am MST