

\$778,000 - 18 53220 Rge Road 15, Rural Parkland County

MLS® #E4427699

\$778,000

4 Bedroom, 3.50 Bathroom, 1,652 sqft

Rural on 2.82 Acres

Ashwood Meadows, Rural Parkland County,
AB

Immaculate Scenic Country Acreage 5 Min West of Stony Plain Set up as a Small Hobby Farm! Finished 2 Storey W/Walk Out Basement Features: 4 Bedrooms, 3.5 Baths, Many Lg Windows, Lg Kitchen W/Granit Countertops, New SS Appliances, Fresh Paint, Spacious Entry, Sun Room, Lg Living Rm W/Bay Window, & Wood Fireplace. Upstairs: Primary Suite W/3PC Bath & Walk in Closet, 4pc Bath, & 3 More Lg Bedrooms, Basement: Lg Rec Rm W/Fireplace, 3pc Bath, Cold Rm, Lg Laundry/Utility Rm W/Sink, & Door to Outdoor Patio. Beautifully Landscaped Yard W/Dbl Att Garage, 40x23 Shop W/220V, Hoist, & Cement Floor, Barn W/Cement Floor, 3 Chicken Houses, Feed Mill, Greenhouse W/Canning Kitchen, Outdoor BBQ Area W/Sink, Garden Area, Fire Pit, Smoker, Wood Shed, Fruit Trees, Separate Fenced Areas, Many Lg Trees For Privacy, Huge Deck Partially Covered, Patio, Gigantic Cement Driveway Parking for RV & Many Vehicles. Rustic Charm W/Modern Convenience! The Perfect Property For Those Seeking A Self-Sufficient Lifestyle. Move in Ready!



Built in 1973

Essential Information

MLS® #	E4427699
Price	\$778,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,652
Acres	2.82
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18 53220 Rge Road 15
Area	Rural Parkland County
Subdivision	Ashwood Meadows
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C3

Amenities

Features	Deck, Fire Pit, Greenhouse, No Animal Home, No Smoking Home, Patio, Sunroom, Walkout Basement, Workshop, Natural Gas BBQ Hookup
Parking Spaces	24

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs,

	Landscaped, Private Setting, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 27th, 2025
Days on Market	35
Zoning	Zone 70

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 1st, 2025 at 6:32pm MDT