

## \$1,129,000 - 46 Rosenthal Way, Rural Parkland County

MLS® #E4427953

**\$1,129,000**

5 Bedroom, 3.50 Bathroom, 2,068 sqft

Rural on 11.14 Acres

None, Rural Parkland County, AB

3 minute drive to Stony Plain, this stunning 11.14 acre fenced and cross fenced property features a charming country-style home. Imagine owning a spacious residence with ample land for horses, cows and more. Truly a rare find! Additionally, there is a 42' x 66' shop/barn with 4 stalls and two roll up doors (8' and 14'). The beautiful two storey house, complete with dormers and double attached heated garage, offers a total of 4 bedrooms, 3.5 baths and a fully developed walk out basement (that could be changed to an income or mother in law suite). The spacious kitchen has all upgraded appliances, quartz counters, a good sized eating area PLUS a cozy sitting space with fireplace. There is also a main floor office, livingroom and dinette. Too many extras and features to mention it all here. Come see for yourself. Welcome home!

Built in 1993

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4427953    |
| Price          | \$1,129,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,068       |



|            |                        |
|------------|------------------------|
| Acres      | 11.14                  |
| Year Built | 1993                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 46 Rosenthal Way      |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Z 2S1               |

### Amenities

|          |  |
|----------|--|
| Features | Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Patio, Exterior Walls 2"x8" |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood                            |
| Exterior Features | Cross Fenced, Fenced, Flat Site |
| Construction      | Wood                            |
| Foundation        | Concrete Perimeter              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 35               |
| 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 2nd, 2025 at 3:47am MDT