

# **\$550,000 - 17 53219 Rge Road 271, Rural Parkland County**

MLS® #E4434299

**\$550,000**

3 Bedroom, 1.50 Bathroom, 1,313 sqft

Rural on 3.69 Acres

Rolling Meadow Estates, Rural Parkland County, AB

ACREAGE LIVING ONLY 3KM TO SPRUCE GROVE! Bungalow with attached single garage (15Wx28L, 220V) and detached double garage (24Wx22L, insulated) on 3.69 acres in Rolling Meadow Estates subdivision. This well-maintained 1,311 square foot (plus full basement) home features vinyl plank flooring and upgrades throughout. Spacious living room with wood-burning fireplace; bright dining area; u-shaped kitchen with built-in dishwasher; laundry room with deep stainless-steel sink. Finishing off the main level are 1.5 bathrooms and 3 generous-sized bedrooms including the owner's suite with 2-piece ensuite, double closets and a large south-facing window. The partially finished basement is awaiting finishing touches. Outside: deck, fire pit area with woodshed, 2 storage sheds and additional 34'x27' out building. Plenty of trees and privacy, so close to the city! 3 minutes away from all the amenities of Spruce Grove, easy access to Yellowhead Highway and only 15 mins to both Edmonton and St. Albert. Also Brand new well!

Built in 1976

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4434299               |
| Price          | \$550,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,313                  |
| Acres          | 3.69                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 17 53219 Rge Road 271  |
| Area        | Rural Parkland County  |
| Subdivision | Rolling Meadow Estates |
| City        | Rural Parkland County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7X 3L9                |

### **Amenities**

|                |   |
|----------------|---|
| Features       | Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, Workshop |
| Parking Spaces | 6   |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Private |

Setting, Public Swimming Pool, Rolling Land, Schools, Shopping  
Nearby, Treed Lot

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 3rd, 2025

Days on Market 5

Zoning Zone 70

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