

## \$85,000 - 895 53222 Rr272, Rural Parkland County

MLS® #E4441255

### \$85,000

3 Bedroom, 2.00 Bathroom, 1,109 sqft

Land Lease Community on 0.00 Acres

Parkland Village, Rural Parkland County, AB

Unique layout in both home and yard! Primary bedroom has ensuite bathroom with soaker tub, stand up shower AND double sinks! 3 bedroom and 2 bathrooms and loads of windows for lots of natural light everywhere. Huge pie shaped fully-fenced yard in view of one of the local playgrounds and right beside one of the community's walking paths. Recent upgrades include new paint (including kitchen cabinets), some new flooring, new trim. Parkland Village is a thriving community with many amenities like a community hall and events, multiple parks, 2 man-made lakes, elementary school, convenience store, restaurant, sports fields, and a community fire hall. Located in a rural setting, but just a minute's drive to Spruce Grove or Yellowhead Highway so you have all of the amenities and short commute times, while also enjoying that peaceful "country lifestyle". Shingles redone in 2016 and new microwave and stove

Built in 1992

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4441255 |
| Price      | \$85,000 |
| Bedrooms   | 3        |
| Bathrooms  | 2.00     |
| Full Baths | 2        |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 895 53222 Rr272       |
| Area        | Rural Parkland County |
| Subdivision | Parkland Village      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3R3               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | 2 Outdoor Stalls, Parking Pad Cement/Paved |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |

### Exterior

|              |        |
|--------------|--------|
| Exterior     | Prefab |
| Construction | Prefab |
| Foundation   | Block  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 70        |

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