

# **\$139,900 - 1530 53222 Range Road 272, Rural Parkland County**

MLS® #E4442244

**\$139,900**

3 Bedroom, 2.00 Bathroom, 1,518 sqft

Land Lease Community on 0.00 Acres

Parkland Village, Rural Parkland County, AB

Spacious 2010-built double wide modular near walking trails, pond and extra parking in Parkland Village, only two minutes north of Spruce Grove. This 1,519 square foot home features central air conditioning, central vacuum system and an excellent open floor plan with vaulted ceiling & plenty of natural light through large windows. Large living room with corner gas fireplace. Gourmet kitchen with centre island, corner pantry, built-in dishwasher, plenty of cupboard & counter space and a bright dining area with deck access. 2 full bathrooms and 3 bedrooms including the owner's suite with walk-in closet and 4-piece ensuite with oversized jetted soaker tub. Laundry room with extra storage space, conveniently located just off the primary. Outside: fenced yard, deck, patio, two storage sheds and two car parking stall. Parkland Village has professional on-site management, K-4 public school, gas bar, convenience store, pharmacy & restaurant/pub. Easy access to the Yellowhead. Great opportunity!

Built in 2010

## **Essential Information**

MLS® #

E4442244



Price	\$139,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,518
Acres	0.00
Year Built	2010
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1530 53222 Range Road 272
Area	Rural Parkland County
Subdivision	Parkland Village
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4M4

### Amenities

Parking	2 Outdoor Stalls, Front Drive Access, Parking Pad Cement/Paved, RV Parking
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### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	June 13th, 2025
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Days on Market 4

Zoning Zone 70

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Listing information last updated on June 17th, 2025 at 1:17am MDT