

\$187,500 - 405, 53303 Rge Rd 31, Rural Parkland County

MLS® #E4443926

\$187,500

0 Bedroom, 0.00 Bathroom,
Rural on 3.68 Acres

Meso West IV, Rural Parkland County, AB

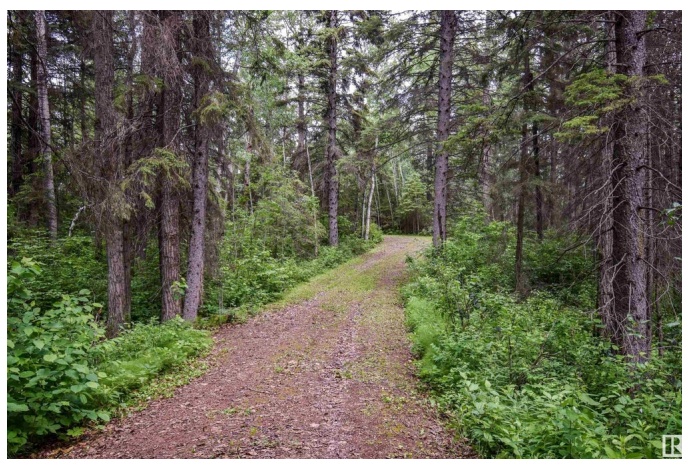
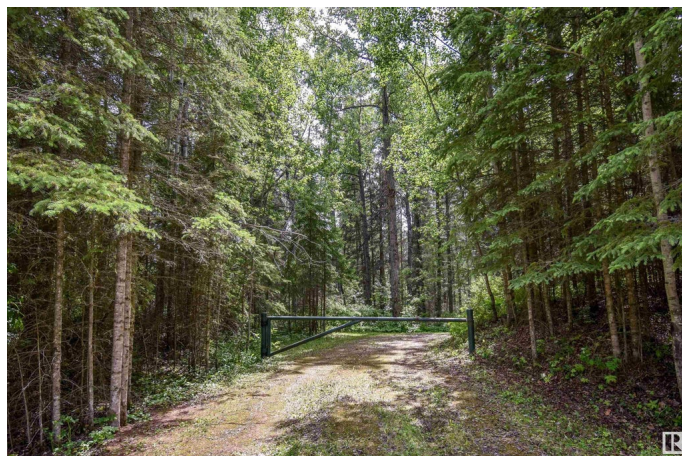
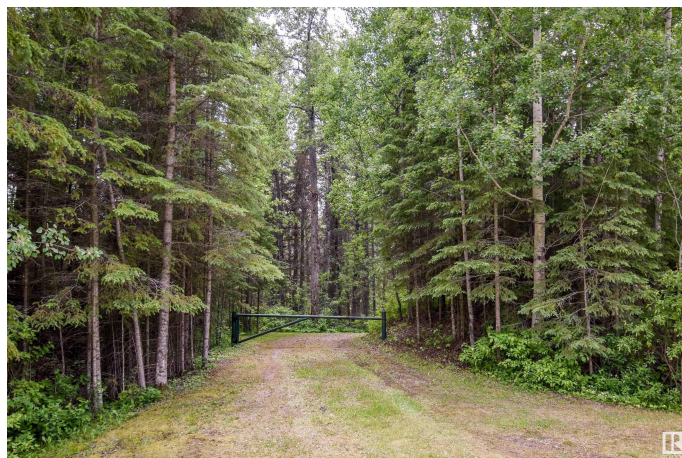
This attractive lot is ready for you to grow into the country space youâ€™ve dreamed of, and the privacy youâ€™re looking for to build the home of your dreams. It offers 3.68 acres with a gated, winding driveway leading to a charming and sunny cleared site that already has a metal-clad shed (20x25) and an outhouse. This is a perfect spot to host guests around a fire pit, store your RV, and relax among wildflowers, surrounded by towering evergreen and deciduous trees. A natural slope makes it ideal for a home with a walk-out basement, and the setting is so quiet and peaceful! Close to Cougar Creek Golf Course, Wabamun, and approx. 30 minutes to west Edmonton.

Essential Information

MLS® #	E4443926
Price	\$187,500
Bathrooms	0.00
Acres	3.68
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	405, 53303 Rge Rd 31
---------	----------------------



Area	Rural Parkland County
Subdivision	Meso West IV
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

Exterior

Exterior Features	Backs Onto Park/Trees, Golf Nearby, Partially Landscaped, Private Setting, Sloping Lot, Treed Lot
-------------------	---

Additional Information

Date Listed	June 23rd, 2025
Days on Market	8
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 July 1st, 2025 at 8:17pm MDT