

# **\$164,800 - 1244 53222 Range Road 272, Rural Parkland County**

MLS® #E4446585

**\$164,800**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Land Lease Community on 0.00 Acres

Parkland Village, Rural Parkland County, AB

Spacious, upgraded 1,216 sq' open concept modular home in quietest section of Parkland Village is move in ready. Huge 10x30 deck with Arctic Spa hot tub (new cover) & gazebo w sliding roof panels. Lots of space for deck furniture, pots + underdeck storage. Enjoy cool summer days w a new 2021 Carrier A/C unit w 10 yr warranty. Features 3 Bedrooms + 2 full Baths, vaulted ceilings & all new vinyl plank flooring throughout. Well designed kitchen has beautiful shaker style oak cabinets, pot drawers, walk in pantry, new fridge, stove, hood fan & built in dishwasher. Huge Primary Bedroom has large walk in closet & circular jet tub in 4pc ensuite. Spacious laundry/utility room w built in cabinets, washer, dryer + storage. 3 sheds include new 8'x15' workshop/shed. Fire pit at rear. Walk to central lakes w fountains & playground. The Village features a gas station, convenience store, fire hall & Community Centre. 5 min to Spruce Grove & all amenities. Room for front garage. Fencing is allowed & 2 pets w approval.

Built in 2007

## **Essential Information**

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Price \$164,800



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2007
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1244 53222 Range Road 272
Area	Rural Parkland County
Subdivision	Parkland Village
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4K4

### Amenities

Parking Spaces	2
Parking	2 Outdoor Stalls, Front Drive Access, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	July 7th, 2025
Days on Market	20

## Zoning

## Zone 70

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Listing information last updated on July 27th, 2025 at 7:17pm MDT