

# **\$329,900 - 53405 Rge Road 53, Rural Parkland County**

MLS® #E4454791

**\$329,900**

1 Bedroom, 2.00 Bathroom, 1,447 sqft

Rural on 33.37 Acres

Fallis, Rural Parkland County, AB

Peace and quiet truly define this incredible opportunity! With a little imagination and personal touch, this could become your dream acreage—a perfect place to raise a family while enjoying the best of what Mother Nature has to offer. Situated on 33.3 private acres, this 1,447 sq.ft. bungalow offers space, comfort, and endless potential. This home features LOW E WINDOWS, BRAND NEW STAINLESS STEEL APPLIANCES & the opportunity to personalize it as it still requires finishing in areas. Enjoy the open-concept main floor designed with family living in mind. The spacious kitchen features an island, ample cabinetry which is ideal for everyday meals & hosting gatherings. Patio doors off the kitchen open to the stunning outdoors, where peace and nature surround you. The living room boasts vaulted ceilings & a freestanding wood-burning fireplace, creating a cozy retreat for chilly evenings. This is a very affordable starter acreage/hobby farm in a quiet, peaceful setting—a rare chance to live close to nature!

Built in 2013

## **Essential Information**

MLS® # E4454791

Price \$329,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,447                  |
| Acres          | 33.37                  |
| Year Built     | 2013                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53405 Rge Road 53     |
| Area        | Rural Parkland County |
| Subdivision | Fallis                |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0V0               |

### Amenities

|          |                           |
|----------|---------------------------|
| Features | R.V. Storage, See Remarks |
|----------|---------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Combination |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Construction      | Wood               |
| Foundation        | Grade Beam, Piling |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 61                |

## Zoning

## Zone 93

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Listing information last updated on October 25th, 2025 at 8:47am MDT