

# \$1,500,000 - 51112 Rge Road 270, Rural Parkland County

MLS® #E4419197

**\$1,500,000**

5 Bedroom, 3.50 Bathroom, 2,764 sqft

Rural on 55.85 Acres

None, Rural Parkland County, AB

This 56-acre property offers a perfect blend of privacy, functionality, and potential. Backing onto Graminia Estates, it provides an excellent opportunity for future subdivision while still maintaining a spacious retreat. The 2-storey walkout home features 5 bedrooms, a den, a sunroom, and 2 wood-burning fireplaces. Recent upgrades include new paint and flooring throughout, a newly added ensuite, a full main bathroom renovation, an updated facade, and a coffered ceiling in the kitchen. Enjoy the wraparound covered deck with a gas line for a BBQ and a hot tub rough-in on the lower level. For hobbyists or equestrian enthusiasts, the triple-car garage includes 220V wiring and a loft, while the shopâ€™also with 220Vâ€™features an attached barn with multiple stalls, a foaling stall, a tack room, and a round pen. Fully fenced and cross-fenced, the property also includes a quonset. A rare opportunity to own a versatile property with income potential.

Built in 1990

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4419197    |
| Price    | \$1,500,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,764                  |
| Acres          | 55.85                  |
| Year Built     | 1990                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 51112 Rge Road 270    |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1G7               |

### Amenities

|          |  |
|----------|--|
| Features | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, No Smoking Home, Skylight, Sunroom, Walkout Basement, Workshop, Natural Gas BBQ Hookup |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Cross Fenced, Fenced, Golf Nearby, Hillside |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                          |

### Additional Information

Date Listed January 24th, 2025

Days on Market 106

Zoning Zone 70

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