

Courtesy Of Dustin Csuahany Of Exp Realty

\$799,000 - 14 52215 Rge Road 270, Rural Parkland County

MLS® #E4437347

\$799,000

6 Bedroom, 3.50 Bathroom, 2,196 sqft
Rural on 4.24 Acres

Shady Acres, Rural Parkland County, AB

Tucked in the TREES of SHADY ACRES, this warm and RUSTIC 6-BED, 3.5-BATH home on 4.24+/- ACRES is where COUNTRY CHARM meets FAMILY LIVING. Fully finished 2-BED, 1-BATH basement with its OWN kitchen, PRIVATE entry, SEPERATE laundry, and DEDICATED furnace. WOOD-BURNING FIREPLACES up and down, and space to grow, itâ€™s made for MULTI-GENERATIONAL comfort. Wander WOODED TRAILS, gather at the FIREPIT, or work on your passion projects in the 24X36 HEATED GARAGE, 20X20 ATTACHED GARAGE, or 16X24 WORKSHOP. Surrounded by QUIET, FARMERSâ€™ FIELDS, and just 10 MINS to SPRUCE GROVE or 15 to EDMONTONâ€™YOU CANâ€™T BEAT THIS LOCATION. IMAGINE the life youâ€™ll build hereâ€™SPACE, PEACE, and POSSIBILITY.

Built in 1979

Essential Information

MLS® #	E4437347
Price	\$799,000
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,196
Acres	4.24
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	14 52215 Rge Road 270
Area	Rural Parkland County
Subdivision	Shady Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3L6

Amenities

Features	Fire Pit, Guest Suite, Parking-Extra, Parking-Plug-Ins, Patio, Walk-up Basement
----------	---

Interior

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

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Cul-De-Sac, Flat Site, Partially Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 20th, 2025
-------------	----------------

Days on Market 40

Zoning Zone 90

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 June 29th, 2025 at 2:32pm MDT