## **\$275,000 - 6130 Highway 16, Rural Parkland County**

MLS® #E4439534

### \$275,000

2 Bedroom, 1.50 Bathroom, 836 sqft Rural on 0.26 Acres

None, Rural Parkland County, AB

Affordable country living with easy access to the City! This charming 835 sqft bungalow is perfectly positioned on 0.26 acres, and features numerous upgrades inside & out including newer windows, doors, stucco, and exterior paint, along with upgraded electrical and new PEX plumbing lines for peace of mind. The interior highlights a bright & functional kitchen with perimeter cabinetry and a separate dinette, a cozy living room, 2 bedrooms, 1.5 baths, and a partially-finished WALK-OUT basement, ready to complete your vision! Outside you'll find a heated and oversized double-detached garage with 220V breaker & receptacle for welding, a mature treed border for privacy, and easy access to Hwy 16 â€" making commuting to any location a breeze.



#### **Essential Information**

MLS® # E4439534 Price \$275,000

Bedrooms 2

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 836

Acres 0.26







Year Built 1953 Type Rural

Sub-Type Detached Single Family

Style Bungalow Status Active

# Community Information

Address 6130 Highway 16

Area Rural Parkland County

Subdivision None

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T0E 0W0

#### **Amenities**

Features No Smoking Home, Patio, R.V. Storage, Walkout Basement, See

Remarks

#### Interior

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Landscaped, Private Setting, Recreation Use,

Shopping Nearby, Treed Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

#### Additional Information

Date Listed May 30th, 2025

Days on Market 143

Zoning Zone 90

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