

# \$849,900 - 51405 Rge Road 10, Rural Parkland County

MLS® #E4445094

**\$849,900**

4 Bedroom, 1.00 Bathroom, 1,254 sqft

Rural on 54.72 Acres

None, Rural Parkland County, AB

Rare Opportunity – 54 Fenced Acres Just 8 Minutes South of Stony Plain! This private oasis sits on a paved bus route, offering peaceful country living within easy reach of Stony Plain, Spruce Grove, Edmonton & Devon. Windy days? Not here—the mature trees provide a calm, sheltered yardsite. , the property features an insulated 24x36 triple garage, an extra-deep 24x40 double garage, a 48x72 steel-framed shop/livestock facility with concrete foundation plus two open-sided pole sheds (16x39 & 32x32). Pens, paddocks, and fields are well-fenced, with approx 15 – 20 acres currently in hay and more open space available. The air conditioned 4 level split offers 3 bedrooms up with a 4-piece bath, an open-beam living room with abundant natural light, spacious kitchen, and deck access from the dining room. The third level includes a 4th bedroom, large rec room with wood fireplace, and rough-in for a large future bathroom. The basement hosts another rec area, laundry/mechanical room, and cold storage.

Built in 1985

## Essential Information

MLS® # E4445094

Price \$849,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,254                  |
| Acres          | 54.72                  |
| Year Built     | 1985                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 51405 Rge Road 10     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 3J6               |

### **Amenities**

|          |                                      |
|----------|--------------------------------------|
| Features | Air Conditioner, Open Beam, Workshop |
|----------|--------------------------------------|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood                                            |
| Exterior Features | Fenced, Landscaped, Level Land, Private Setting |
| Construction      | Wood                                            |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 81              |
| Zoning         | Zone 70         |

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