

\$499,800 - 11 53301 Rge Road 32, Rural Parkland County

MLS® #E4453029

\$499,800

4 Bedroom, 1.50 Bathroom, 1,129 sqft

Rural on 3.08 Acres

Westland Park II, Rural Parkland County, AB

SPACE TO BREATHE and all the comforts already in place! This property is situated on just over 3 ACRES in Westland Park II, Parkland County, this 4-Bedroom, 1.2-Bathroom Bi-level is the opportunity youâ€™ve been waiting for. With 1,128 sq. ft. of well-kept Living space, 2025 UPDATES include new shingles on the house and garage, garage doors, luxury vinyl plank flooring, range hood, fresh carpet, and paint. RECENT IMPROVEMENTS feature a New Septic Pump (2024), Hot Water Tank (2022), and Air Conditioning (2021). The double detached garage with In-Floor heat is ready for year-round projects. The Septic Tank and Field, Drilled Well, and Water Softener System are all in place. Youâ€™ll love the yard space, as it blends the open space with mature Apple, Cherry, Saskatoon, and Plum trees. Just minutes from paved roads with quick access to HWY 16, youâ€™re only 20 minutes West of Stony Plainâ€”space to grow, room for hobbies, and a peaceful setting close to town. Your move to the country starts now!

Built in 1978

Essential Information

MLS® #

E4453029



Price	\$499,800
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	3.08
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	11 53301 Rge Road 32
Area	Rural Parkland County
Subdivision	Westland Park II
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

Amenities

Features	Air Conditioner, Deck
Parking Spaces	4

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 14th, 2025
Days on Market 9
Zoning Zone 70

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