

# \$749,000 - 52007a Range Road 271, Rural Parkland County

MLS® #E4408092

## \$749,000

3 Bedroom, 1.00 Bathroom, 1,092 sqft  
Rural on 10.01 Acres

None, Rural Parkland County, AB

Here is a superb 10 acres located on busy Garden Valley Road with great exposure for someone looking to get county approval for a high traffic exposure to operate a business be it a hobby farm, a micro brewery, garden center teahouse, gift shop or some other destination venue close to two major centers. There is a second home on the property that (with county approval) would be ideally suited for such a venue. Lots of infrastructure includes a 54' X 80' shop, two (2) Quonsets and a couple other older buildings. Fully fenced with new 5 wire fencing. " WOW" so close to the big city and yet peaceful enjoyment of the country atmosphere.

Built in 1970

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4408092  |
| Price          | \$749,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,092     |
| Acres          | 10.01     |
| Year Built     | 1970      |
| Type           | Rural     |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52007a Range Road 271 |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3M9               |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Deck, R.V. Storage, See Remarks |
|----------|---------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Schools, Treed Lot, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2024 |
| Days on Market | 188                  |
| 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 April 2nd, 2025 at 3:02am MDT