

# \$3,888,000 - 53314 Hwy 44, Rural Parkland County

MLS® #E4423140

**\$3,888,000**

5 Bedroom, 2.00 Bathroom, 1,593 sqft

Rural on 36.30 Acres

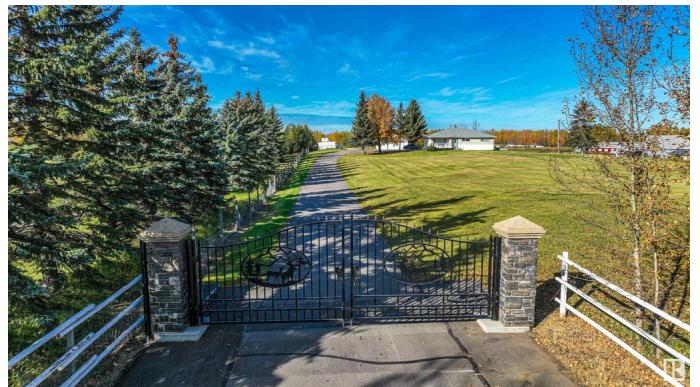
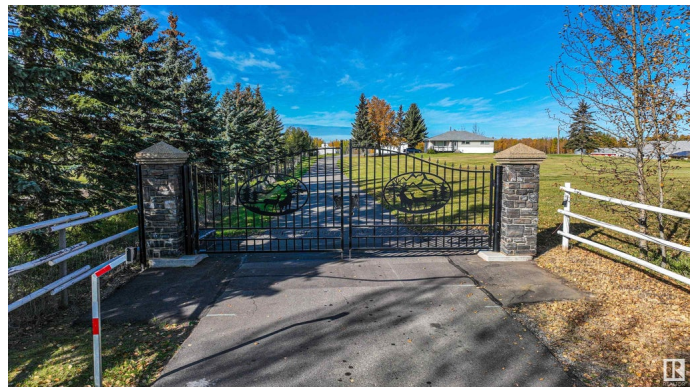
None, Rural Parkland County, AB

Rare & Amazing opportunity with endless potential for further development. (Subdividable 36.30 acre parcel). The present site configuration lends to a multitude of applications with the nice mix of 7 structures already in place. Location is ideal being just 13.2 Km west of Edmonton off 170 St & Yellowhead Trail. Fully paved public and private access road off Hwy. The 1,600 SQ.FT walkout bungalow has gone through recent & extensive renovations. Detailed plans available if expansion is of interest. The red barn has been converted into an impressive live, work, entertainment & storage facility. Main level has been divided into several small storage units with one additional large open space ideally suited for vehicle enthusiasts (can store up to 12 cars). Complementary buildings Incl: office trailer, two metal work shops with vehicle hoist in one, full 3pc washroom in the other, job shack trailer & 5,000 SQ.FT Quonset. All shops & storage spaces have either concrete or asphalt floor slabs.

Built in 1960

## Essential Information

MLS® #	E4423140
Price	\$3,888,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,593
Acres	36.30
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	53314 Hwy 44
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3L3

### **Amenities**

Features	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, R.V. Storage, Secured Parking, Vinyl Windows, Walkout Basement
----------	------------------------------------------------------------------------------------------------------------------------------------------------

### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Subdividable Lot
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	38

## Zoning

## Zone 60

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 4th, 2025 at 8:47am MDT