

# \$420,000 - 54 53122 Rge Road 14, Rural Parkland County

MLS® #E4424304

**\$420,000**

1 Bedroom, 0.00 Bathroom, 7,185 sqft  
Rural on 1.97 Acres

Hidden Valley Estates, Rural Parkland County,  
AB

Calling all BIG DREAMERS,  
DIAMOND-IN-THE-ROUGH SEEKERS, and  
INVESTMENT OPPORTUNISTS! This unique  
property is in a perfect location just 8 paved  
minutes from Spruce Grove, and overlooking a  
picturesque lake...the potential here is  
unmatched. Opportunity is knocking, will you  
answer? Sadly though, this incredible home  
has had extensive fire damage (as seen in the  
photos) and will require substantial work to  
potentially render it livable again. Or, start from  
scratch and make your dream home a reality  
in this beautiful setting - with a quad detached  
shop in place that remains fully intact. If you're  
not afraid of a challenge, this could be the  
project you've been waiting for!

**\*\*DISCLOSURE: FIRE DAMAGE -  
PROPERTY BEING SOLD AS/IS, WHERE IS,  
WITH NO  
REPRESENTATIONS/WARRANTIES\*\***



Built in 1981

## Essential Information

MLS® #	E4424304
Price	\$420,000
Bedrooms	1
Bathrooms	0.00

Square Footage	7,185
Acres	1.97
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	54 53122 Rge Road 14
Area	Rural Parkland County
Subdivision	Hidden Valley Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Z 1X2

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	See Remarks
Stories	2
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	See Remarks
Exterior Features	Backs Onto Lake, Lake Access Property, Private Setting, See Remarks
Construction	See Remarks
Foundation	Concrete Perimeter, See Remarks

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	27
Zoning	Zone 90

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Listing information last updated on April 2nd, 2025 at 4:02am MDT