

# \$595,000 - 7 53304 Highway 44, Rural Parkland County

MLS® #E4426521

**\$595,000**

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Rural on 3.00 Acres

Harris Acres (Parkland), Rural Parkland County, AB

**JUST 10 MINUTES WEST OF EDMONTON!**

This 3 acre property will not disappoint! Over the past 10 years there have been many upgrades including: the kitchen, main bathroom, most flooring, wood stove, new weeping tile and extra basement wall insulation (acrylic stucco over rigid insulation), a whole new electric heating/cooling and solar panel system plus new hot water tank (2019) and more! The kitchen is gorgeous, functional and so bright with a patio door heading out to the south facing deck! There's a large living room and 2 nice sized bedrooms plus the updated bathroom with jacuzzi tub! The fully finished basement has 2 more bedrooms, a 3 pc bathroom plus a lovely family room with wood stove! The detached oversized garage is huge and measures 24.5 wide x 34.4' long! There are several storage buildings as well! There's a huge vegetable garden and trails through the trees at the back of the property! With the rebates from solar generation on the property, the sellers haven't paid for power in 5 years!

Built in 1975

## Essential Information

MLS® # E4426521

Price \$595,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	3.00
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	7 53304 Highway 44
Area	Rural Parkland County
Subdivision	Harris Acres (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3L3

### **Amenities**

Features	No Animal Home, No Smoking Home
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### **Interior**

Heating	Forced Air-1, Heat Pump, Electric
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Landscaped, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	13
Zoning	Zone 70

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Listing information last updated on March 31st, 2025 at 5:32pm MDT