

Courtesy Of Brian Tucker Of Coldwell Banker Mountain Central

\$399,000 - 319a 53319 Rge Rd 31, Rural Parkland County

MLS® #E4426558

\$399,000

4 Bedroom, 2.00 Bathroom, 1,623 sqft
Rural on 2.99 Acres

Meso West I, Rural Parkland County, AB

Escape to the Country – A Perfect Balance of Peaceful Living and City Convenience! Set on 2.99 acres in the serene Meso West, this beautiful property offers a quiet retreat just 30 minutes from the city and only minutes away from Cougar Creek Golf Course. The open-concept design of the home features 4 spacious bedrooms, 2 full baths (including a private ensuite), and recent upgrades like new flooring, roof, fresh paint, and a beautifully updated bathroom. The kitchen is a chef’s dream with stainless steel appliances, a gas stove, and plenty of storage. Enjoy the outdoors with a covered front deck, a back deck, and a relaxing hot tub. The property also includes four sheds, a barn with a heated upstairs room that could be a perfect workout area or hangout space for the kids, and two connected oversized double garages, both heated and wired with 220-volt power. With easy access to Highway 16, this property offers the ultimate blend of tranquility and convenience.



Built in 1976

Essential Information

| | |
|--------|-----------|
| MLS® # | E4426558 |
| Price | \$399,000 |

| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,623 |
| Acres | 2.99 |
| Year Built | 1976 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 319a 53319 Rge Rd 31 |
| Area | Rural Parkland County |
| Subdivision | Meso West I |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Y 0E3 |

Amenities

| | |
|----------|---|
| Features | Deck, Front Porch, Hot Tub, Hot Water Instant |
|----------|---|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior | Wood |
| Exterior Features | Fenced, Golf Nearby, Private Setting |
| Construction | Wood |
| Foundation | Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 11 |

Zoning

Zone 70

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 March 31st, 2025 at 5:32pm MDT