

Courtesy Of Liam E Whalen and Matthew D Barry Of Exp Realty

## \$269,900 - 40 53207 Highway 31, Rural Parkland County

MLS® #E4426873

**\$269,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.10 Acres

The Meadows (Parkland), Rural Parkland County, AB

This stunning property boasts a 2016 WOODLAND PARK MODEL w/ CENTRAL A/C. The double car garage & park model both have durable HARDY BOARD SIDING & Standing seam METAL ROOFS. Inside, enjoy a spacious one-bedroom layout, modern 3-piece bathroom, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS & cozy ELECTRIC FIREPLACE. Outside enjoy a WRAPAROUND DURADECK w/ built in seating which features a fully equipped OUTDOOR KITCHEN & ELECTRIC AWNING making it ideal for cooking & dining alfresco backing onto the 5th green of Pineridge golf course. Step from the deck onto an EXPOSED AGGREGATE PATIO w/ BUILT-IN FIREPLACE & additional outdoor living space. Adjacent fully serviced site with concrete RV pad is also on the market - mature & professionally landscaped as one double property if you're looking for extra space. Located in the gated & secured community-The Meadows, sited opposite an equipped Clubhouse with; showers, laundry, games room, fitness equipment, decks, tv & BBQ, etc.



### Essential Information

MLS® #

E4426873

Price	\$269,900
Bathrooms	0.00
Acres	0.10
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	40 53207 Highway 31
Area	Rural Parkland County
Subdivision	The Meadows (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### **Exterior**

Exterior Features See Remarks

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	11
Zoning	Zone 90

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