

Courtesy Of Kerry R Pfannmuller Of Century 21 Leading

# **\$424,649 - 128 53304 Rge Road 30, Rural Parkland County**

MLS® #E4429967

**\$424,649**

4 Bedroom, 1.50 Bathroom, 1,438 sqft

Rural on 2.99 Acres

Meso West I, Rural Parkland County, AB

Welcome to this stunning 1,438 sq. ft. bungalow with WALK OUT BASEMENT , a perfect blend of comfort and potential, nestled in a tranquil setting surrounded by mature trees. This amazing home features an exceptional open floor plan that invites warmth and relaxation with vaulted ceilings and the spacious living room, complete with a wood-burning fireplace. The huge eat in country kitchen boasts ample space and a walk-in pantry, perfect for hosting family gatherings. There are 3+1 generous bedrooms, including a primary suite w 2 pc ensuite and a spacious walk-in closet. The basement has the 4th bedroom, den and potential for theater room, the exterior door leads directly to the beautiful backyard, where you can enjoy a cozy firepit area surrounded by nature. The property is enhanced by a picturesque park-like circular driveway in the front, with water feature visited by deer, ducks, and the occasional moose, adding to the magic. New shingles & eavestroughs installed in the fall 2024.

Built in 1979

## **Essential Information**

MLS® #

E4429967



|                |                        |
|----------------|------------------------|
| Price          | \$424,649              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,438                  |
| Acres          | 2.99                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 128 53304 Rge Road 30 |
| Area        | Rural Parkland County |
| Subdivision | Meso West I           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0E2               |

### Amenities

|                |   |
|----------------|---|
| Features       | Ceiling 10 ft., Deck, Fire Pit, R.V. Storage, Vaulted Ceiling, Walkout Basement, Vacuum System-Roughed-In, 9 ft. Basement Ceiling |
| Parking Spaces | 10  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Golf Nearby, Hillside, Low Maintenance Landscape, Private Setting |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025

Days on Market                8

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 April 18th, 2025 at 7:47pm MDT