

# \$369,900 - 47 53426 Rge Road 41, Rural Parkland County

MLS® #E4430602

**\$369,900**

3 Bedroom, 2.00 Bathroom, 1,045 sqft

Rural on 3.03 Acres

Brookside Estates (Parkland), Rural Parkland County, AB

This cozy country home offers peace, quiet, and that warm feeling of coming home. Sitting on 3.03 acres at the end of a no-through road, you'll find privacy, trees, and room to roam. The 1,044 sq ft bungalow features 3 bedrooms, 2 bathrooms, a heated double garage, several storage sheds, a greenhouse, flower gardens, and a screened-in fire pit for those summer nights. Located in the heart of Wabamun where there's a school, grocery store, gas station, and hardware shop it's country living with small-town charm. Updates include roof insulation (2013), shingles and venting (2015), bathroom renos (2016 & 2017), and all-new doors.

Built in 1981

## Essential Information

MLS® #	E4430602
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,045
Acres	3.03
Year Built	1981



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	47 53426 Rge Road 41
Area	Rural Parkland County
Subdivision	Brookside Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

### Amenities

Features	Deck, No Smoking Home
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### Interior

Heating	Baseboard, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Stream/Pond, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 12th, 2025
Days on Market	4
Zoning	Zone 70

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Listing information last updated on April 16th, 2025 at 10:47am MDT