

# \$1,400,000 - 51305 Rge Rd 271, Rural Parkland County

MLS® #E4383487

**\$1,400,000**

4 Bedroom, 2.50 Bathroom, 1,723 sqft

Rural on 71.82 Acres

None, Rural Parkland County, AB

This amazing 71.82 acres property located on RR 271 (PIONEER ROAD) between GARDEN VALLEY ROAD (Hwy 627) and GRAMINIA ROAD (TWPR 511) in Parkland County. Country residential zoning, it is located in the thick of dozens of existing country residential subdivisions. These lands can also be subdivided into acreage subdivision with country approvals. This excellent property has two storey home which sits on front portion of these lands closer to RR 271, 4+1 Bedrooms main floor laundry, gas fireplace, spacious kitchen, partially finished basement, double attached garage. Recent upgrades includes new shingles, and new shingles in 2023, New flooring and new paint in 2022, Hot water tank was replaced about 5 years ago. Great investment property to develop & meantime to live for your country living. it offers quick and easy access to Edmonton and Edmonton international airport via paved Roads (RR 271, Garden Valley Road, Garminia road, Hwp 60 all are paved)



Built in 2002

## Essential Information

MLS® #	E4383487
Price	\$1,400,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	71.82
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	51305 Rge Rd 271
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1G6

## Amenities

Features	Deck, See Remarks
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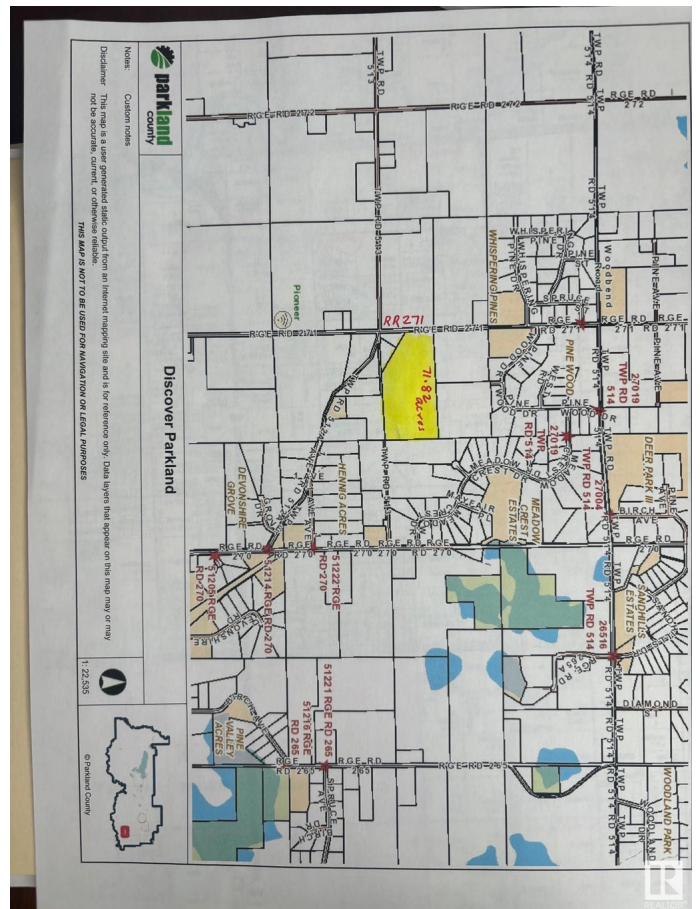
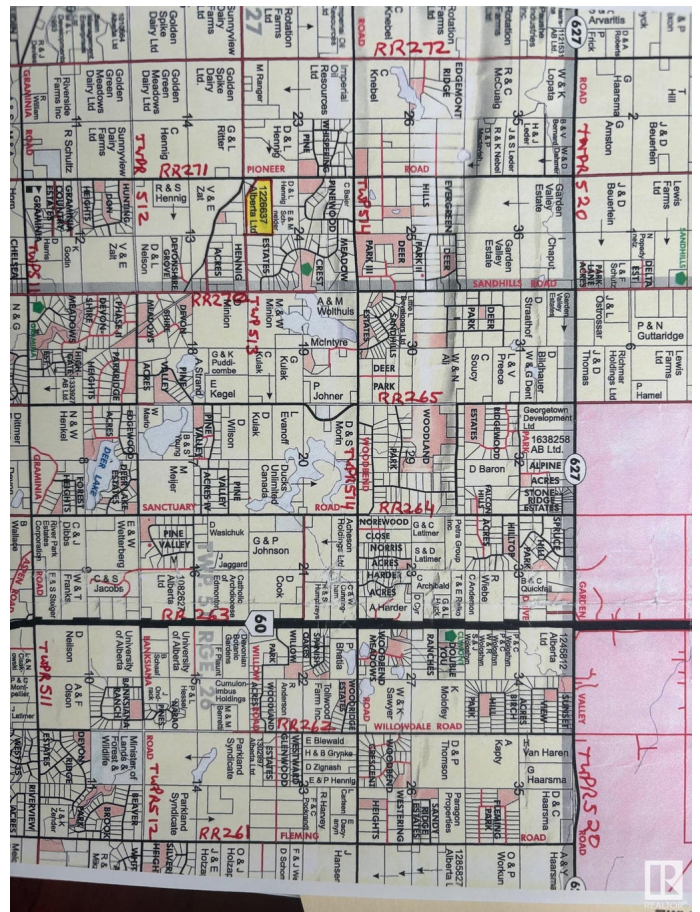
## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood
Exterior Features	Schools, See Remarks
Lot Description	3,128,479.2sqft,290,635m2
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information



Date Listed	April 21st, 2024
Days on Market	363
Zoning	Zone 90

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Listing information last updated on April 19th, 2025 at 7:47am MDT