

\$1,700,000 - 51312a Hwy 60, Rural Parkland County

MLS® #E4350371

\$1,700,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Rural on 129.09 Acres

None, Rural Parkland County, AB

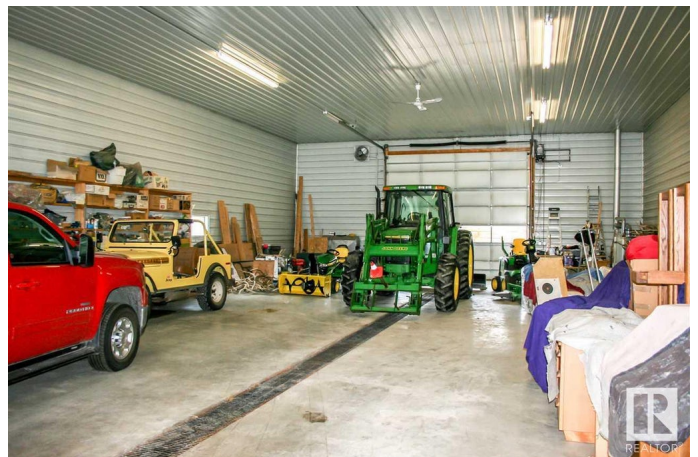
This 129.09 acre property is the perfect set up for a ranch with extensive 8' high page wire fencing (approx. 20,000 lineal ft), steel posts, and extremely well-built hydraulic handling facility with corrals and chutes. Other key improvements include a 1728 sqft hay shed and huge heated 3200 sqft shop (in-floor heating) with generator supplying back-up power to the property. Two 14x16 automated overhead doors provide machinery and vehicle access to the shop (one at each end), and convenient exterior and interior h/c water taps. The 1216 sqft home has a 14x22 ft fully enclosed covered deck and 3 bedrooms and 2 baths, including 4-pce ensuite. Room for RV storage, owner/operator, or other home-based business. The property is a gently rolling parcel with tree cover, long winding driveway, incredible privacy and secluded feel. Absolutely perfect location with excellent access just minutes from U of A Botanic Garden, Devon, North Saskatchewan River, Edmonton, and 15 min to Edmonton International Airport.

Built in 1993

Essential Information

MLS® # E4350371

Price \$1,700,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	129.09
Year Built	1993
Type	Rural
Sub-Type	Residential Detached Single Family
Style	Bungalow

Community Information

Address	51312a Hwy 60
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1C9

Amenities

Amenities	Deck, Vinyl Windows, Workshop
Features	Deck, Vinyl Windows, Workshop
Parking	Heated, Shop

Interior

Interior	Carpet, Linoleum
Interior Features	Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
# of Stories	1
Basement	None, No Basement

Exterior

Exterior	Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cross Fenced, Fenced, No Through Road, Private Setting, Rolling Land, Schools, Shopping Nearby, Ski Hill, Treed Lot, See Remarks
Construction	Modular

Additional Information

Date Listed July 17th, 2023

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Listing information last updated on May 20th, 2024 at 8:46am MDT