

## \$425,000 - 50529 Rge Road 21, Rural Parkland County

MLS® #E4416428

**\$425,000**

2 Bedroom, 2.00 Bathroom, 2,668 sqft

Rural on 2.08 Acres

Twin Ravines, Rural Parkland County, AB

MOTIVATED SELLERS! TWO LOTS FOR THE PRICE OF ONE backing onto Crown land close to the river. Extra guests?...park your RV or stay in the bunkie/ double-wide (used as a greenhouse that can stay or be removed as desired). SUPER UNIQUE, EFFICIENT, & RUSTIC straw bale & clay-built barn-style home with 2668 sq.ft, 2 bedrooms, 2 bathrooms, and a 12x30ft deck. This property is a labor of love, which you can see from the artistry throughout with the adobe feel, sculptures, and cute eclectic touches. For heating, there is radiant & in-floor on the main, and a wood stove with heat recovery ventilators in the loft. Two lots are included in this sale (2.08 acres) allowing another residence to be built next door. Plus, there's a 16x48ft heated insulated shop, a 3500 gallon cistern, 10ft main/14ft loft ceilings, and concrete pad with 6" of Styrofoam insulation.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4416428  |
| Price          | \$425,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,668     |



|            |                        |
|------------|------------------------|
| Acres      | 2.08                   |
| Year Built | 2006                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 50529 Rge Road 21     |
| Area        | Rural Parkland County |
| Subdivision | Twin Ravines          |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2N4               |

### Amenities

|          |                                                                                                    |
|----------|----------------------------------------------------------------------------------------------------|
| Features | Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling |
|----------|----------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | ensuite bathroom                                    |
| Heating           | In Floor Heat System, Wood Stove, Natural Gas, Wood |
| Fireplace         | Yes                                                 |
| Stories           | 2                                                   |
| Has Basement      | Yes                                                 |
| Basement          | None, No Basement                                   |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | See Remarks                                                                   |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, No Through Road, Not Fenced |
| Construction      | See Remarks                                                                   |
| Foundation        | Slab                                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 20th, 2024 |
| Days on Market | 178                 |
| Zoning         | Zone 90             |

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Listing information last updated on June 16th, 2025 at 1:17am MDT