

## **\$729,000 - 53220 Rge Road 15, Rural Parkland County**

MLS® #E4437425

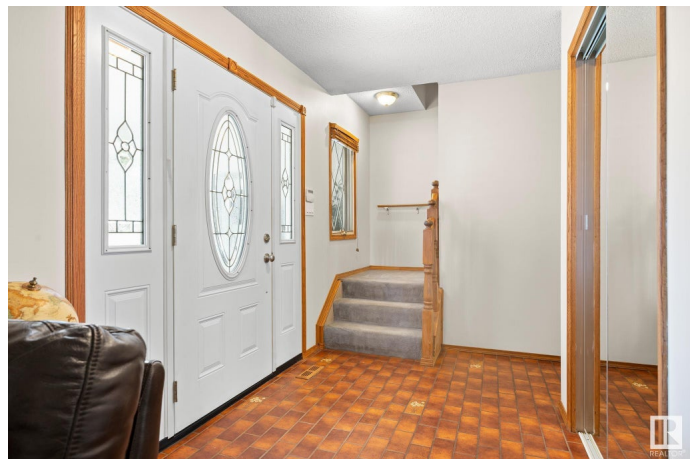
**\$729,000**

4 Bedroom, 3.50 Bathroom, 1,652 sqft

Rural on 2.82 Acres

Ashwood Meadows, Rural Parkland County,  
AB

Private Scenic Country Acreage 5 Min West of  
Stony Plain Set up as a Small Hobby Farm!  
Finished 2 Storey W/Walk Out Basement  
Features: 4 Bedrooms, 3.5 Baths, Many Lg  
Windows, Lg Kitchen W/Granit Countertops,  
New SS Appliances, Fresh Paint, Spacious  
Entry, Sun Room, Lg Living Rm W/Bay  
Window, & Wood Fireplace. Upstairs: Primary  
Suite W/3PC Bath & Walk in Closet, 4pc Bath,  
& 3 More Lg Bedrooms, Basement: Lg Rec  
Rm W/Fireplace, 3pc Bath, Cold Rm, Lg  
Laundry/Utility Rm W/Sink, & Door to Outdoor  
Patio. Beautifully Landscaped Yard W/Dbl Att  
Garage, 40x23 Shop W/220V, Hoist, &  
Cement Floor, Barn W/Cement Floor, 3  
Chicken Houses, Feed Mill, Greenhouse  
W/Canning Kitchen, Outdoor BBQ Area  
W/Sink, Garden Area, Fire Pit, Smoker, Wood  
Shed, Fruit Trees, Separate Fenced Areas,  
Many Lg Trees For Privacy, Huge Deck  
Partially Covered, Patio, Gigantic Cement  
Driveway Parking for RV & Many Vehicles.  
Rustic Charm W/Modern Convenience! The  
Perfect Property For Those Seeking A  
Self-Sufficient Lifestyle. Move in Ready!



Built in 1973

### **Essential Information**

MLS® #

E4437425

|                |                        |
|----------------|------------------------|
| Price          | \$729,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,652                  |
| Acres          | 2.82                   |
| Year Built     | 1973                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53220 Rge Road 15     |
| Area        | Rural Parkland County |
| Subdivision | Ashwood Meadows       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0C3               |

### Amenities

|          |                                                                                                                                                        |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Deck, Fire Pit, Greenhouse, No Animal Home, No Smoking Home, Patio, Sunroom, Television Connection, Walkout Basement, Workshop, Natural Gas BBQ Hookup |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Vegetable Garden, See Remarks |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 70        |

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