

# **\$819,900 - 53306 Highway 779, Rural Parkland County**

MLS® #E4440263

**\$819,900**

5 Bedroom, 3.00 Bathroom, 1,916 sqft

Rural on 4.77 Acres

Meridian Estates (Parkland), Rural Parkland County, AB

Pride of ownership shines as you arrive at this beautifully maintained 4.77-acre property. Tucked away in a quiet cul-de-sac with easy access to Hwy 779, this private acreage offers the perfect blend of peaceful country living and modern convenience. The spacious home features 5 bedrooms, 2 full kitchens, 2 laundry rooms, a workout room, and a fully finished walkout basement—ideal for extended family or multi-generational living. Recently renovated, including a brand new Aerobic Treatment System coming this month! it's™s move-in ready with plenty of room to grow. The heated, insulated double attached garage and large heated shop add incredible functionality. Outside, enjoy ample space for entertaining, RVs, trailers, and toys. Surrounded by open fields, this property offers true privacy and space to breathe.

Built in 1978

## **Essential Information**

MLS® #	E4440263
Price	\$819,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,916



Acres	4.77
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	53306 Hghway 779
Area	Rural Parkland County
Subdivision	Meridian Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0A1

### Amenities

Features	See Remarks
----------	-------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)  
Listing information last updated on June 16th, 2025 at 7:02am MDT