

# **\$640,000 - 18 54023 Hghway 779, Rural Parkland County**

MLS® #E4451456

**\$640,000**

7 Bedroom, 3.50 Bathroom, 2,963 sqft

Rural on 3.40 Acres

Rolling Heights, Rural Parkland County, AB

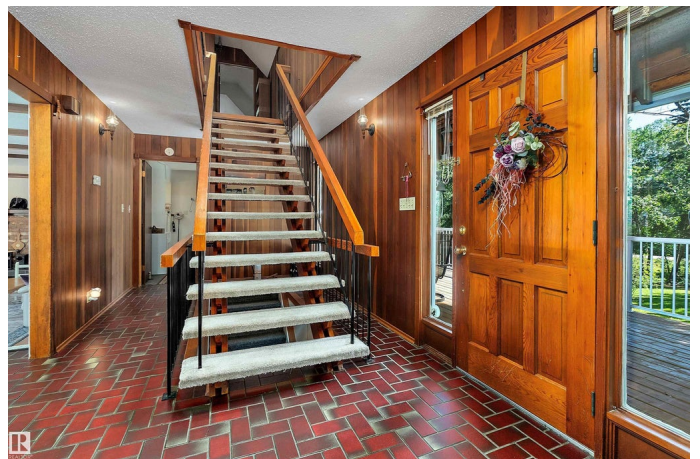
Welcome to this one-of-a-kind home that is bursting with character and charm. With over 4000 sq. ft of living space and 3.4 acres, this 7 bedroom and 4 bathroom home has room for the whole family - and then some! Enjoy your morning coffee or family BBQ's on either of the large decks, this treed lot will offer you privacy for both. Located only 15 from town, this unique home offers the perfect blend of country living and convenience.

Built in 1974

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451456               |
| Price          | \$640,000              |
| Bedrooms       | 7                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,963                  |
| Acres          | 3.40                   |
| Year Built     | 1974                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**



|             |                       |
|-------------|-----------------------|
| Address     | 18 54023 Hghway 779   |
| Area        | Rural Parkland County |
| Subdivision | Rolling Heights       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3V5               |

### **Amenities**

|          |                                       |
|----------|---------------------------------------|
| Features | Deck, Front Porch, Hot Water Electric |
|----------|---------------------------------------|

### **Interior**

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

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood                            |
| Exterior Features | Golf Nearby, Schools, Treed Lot |
| Construction      | Wood                            |
| Foundation        | Concrete Perimeter              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 70          |

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Listing information last updated on August 10th, 2025 at 10:17am MDT