

\$650,000 - 21 54023 Highway 779, Rural Parkland County

MLS® #E4452204

\$650,000

4 Bedroom, 3.50 Bathroom, 2,476 sqft

Rural on 3.09 Acres

Rolling Heights, Rural Parkland County, AB

Double barn style 2-storey & detached shop (32x50, heated, insulated, 220V) on 3.09 acres in Rolling Heights subdivision, just 5 minutes north of Stony Plain. This unique home features 2,475 sq ft above grade and a bright, open concept layout with plenty of natural light. On the main level: a gorgeous gourmet kitchen with marble countertops & huge eat-up island, dining area with deck access, spacious living room, 2-pc powder room and a sunroom that connects the main building to a 23'x20' flex space & loft w/ 3-pc bathroom. 2 additional bathrooms & 3 bedrooms can be found on the upper level of the main building, including the owner's suite with walk-in closet & 4-pc ensuite. Laundry & additional space in the partially finished basement. Outside: beautifully treed, private lot with deck, firepit, wood shed and storage shed. Perfectly peaceful and secluded while also being minutes to all the amenities of Stony & Spruce. Easy access to Yellowhead; 20 mins to St. Albert & Edmonton. Great opportunity!

Built in 1976

Essential Information

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Price	\$650,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,476
Acres	3.09
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	21 54023 Highway 779
Area	Rural Parkland County
Subdivision	Rolling Heights
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3V5

Amenities

Features	Deck, Fire Pit, No Smoking Home, R.V. Storage, Vacuum System-Roughed-In
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Private Setting, Rolling Land, Schools, Treed Lot
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed August 9th, 2025

Days on Market 4

Zoning Zone 70

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