

\$494,900 - 22 53212 Range Road 15, Rural Parkland County

MLS® #E4457115

\$494,900

4 Bedroom, 2.00 Bathroom, 969 sqft

Rural on 3.04 Acres

Eden Park Estates, Rural Parkland County, AB

Enjoy the serene private PARK LIKE SETTING in this completely fenced acreage that comes with an abundance of stunning trees. LESS than 20 minutes west of Edmonton and only MINUTES away from Stony Plain & Spruce Grove. This fully finished 2+2 bedroom 2 bathroom bi-level with a separate entrance to the basement features over 1820 Sq Ft of developed living space. There have been many upgrades throughout the years which include newer windows, shingles, front & back decks, paint, flooring, kitchen & bathrooms. This well laid out home comes with a large living room area and lots of storage. The gorgeous maple kitchen comes with an abundance of cabinets & QUARTZ countertops. There is a 2005 24 X 26 double garage w/ 10 foot ceilings and large concrete apron. There is Drilled well and Septic Tank & Field (2004) . Also there is a huge fully fenced area for animals & several out buildings. Move in and enjoy acreage living!



Built in 1984

Essential Information

MLS® #	E4457115
Price	\$494,900
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	3.04
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	22 53212 Range Road 15
Area	Rural Parkland County
Subdivision	Eden Park Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T5Y 0C3

Amenities

Features	Air Conditioner, Deck, Dog Run-Fenced In, Walkout Basement
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, Private Setting, Shopping Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	See Remarks

Additional Information

Date Listed	September 10th, 2025
Days on Market	29
Zoning	Zone 70



RE / Bank Owned Yes

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