

# **\$2,390,000 - 52003 Rge Road 273, Rural Parkland County**

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MLS® #E4439275

**\$2,390,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Rural Parkland County, AB

146.42 Acres 6 Minutes South of Spruce Grove on the Corner of Two High Traffic, Paved Roads, Highway 627 & Range Road 273 (Golden Spike Rd). This Could be The Perfect Location For Your New Business. 60X40 Shop W/a Huge Mezzanine W/Office Space. Beautiful 2019 Sq Ft Custom 2002 Built Bungalow Features: 5 Bedrooms 3 Bathrooms, Open Concept, Chef's Kitchen W/Gas Stove, Huge Walk Through Pantry, Lg Dining Area W/Access to the Huge Deck, Lg Living Rm W/Fireplace, King Primary Bedroom W/Separate shower, Soaker Tub & Walk In Closet. Main & Lower Floor Laundry. Fully Dev Basement Includes a Huge Rec Room, Fireplace, 3 Bedrooms, a 5 pc Bathroom, & Garage Access to the Basement. Dbl Att Garage, RV Parking W/Power, Fenced Yard, Access Gate, & 2 Driveway Accesses. The Home Could Be Your Living Quarters Or Turned Into Office Space For Your Business. This Busy, High Traffic Location Would be The Perfect Location For a Gas Station W/Restaurant W/Plenty of Land Left for Other Business Ventures W/Parkland County Approval.

Built in 2002

## **Essential Information**



|            |                 |
|------------|-----------------|
| MLS® #     | E4439275        |
| Price      | \$2,390,000     |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 2002            |
| Type       | Land Commercial |
| Status     | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52003 Rge Road 273    |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3R7               |

### Exterior

|              |                          |
|--------------|--------------------------|
| Exterior     | Stone, Vinyl, Wood Frame |
| Construction | Stone, Vinyl, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 111            |
| Zoning         | Zone 90        |

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Listing information last updated on September 17th, 2025 at 4:47am MDT