

# \$275,000 - 6130 Highway 16, Rural Parkland County

MLS® #E4439534

**\$275,000**

2 Bedroom, 1.50 Bathroom, 836 sqft

Rural on 0.26 Acres

None, Rural Parkland County, AB

Affordable country living with easy access to the City! This charming 835 sqft bungalow is perfectly positioned on 0.26 acres, and features numerous upgrades inside & out including newer windows, doors, stucco, and exterior paint, along with upgraded electrical and new PEX plumbing lines for peace of mind. The interior highlights a bright & functional kitchen with perimeter cabinetry and a separate dinette, a cozy living room, 2 bedrooms, 1.5 baths, and a partially-finished WALK-OUT basement, ready to complete your vision! Outside you'll find a heated and oversized double-detached garage with 220V breaker & receptacle for welding, a mature treed border for privacy, and easy access to Hwy 16 " making commuting to any location a breeze.

Built in 1953

## Essential Information

MLS® #	E4439534
Price	\$275,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	836
Acres	0.26



Year Built	1953
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6130 Highway 16
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0W0

### **Amenities**

Features	No Smoking Home, Patio, R.V. Storage, Walkout Basement, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Recreation Use, Shopping Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	113
Zoning	Zone 90

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