

# \$324,900 - 6 53301 Rge Road 32, Rural Parkland County

MLS® #E4448047

## \$324,900

3 Bedroom, 2.00 Bathroom, 1,225 sqft  
Rural on 3.09 Acres

Westland Park II, Rural Parkland County, AB

This spacious double-wide mobile home, built in 1977, offers 3 bedrooms, 2 family rooms (one featuring a cozy wood stove 3 seasons not included in sq footage.) , and a versatile den – ideal for a home office or hobby space. The open-concept design flows seamlessly from the dining area to the living room, perfect for gatherings and everyday comfort. The kitchen has been updated with a new countertop stove, built-in oven, and dishwasher. Additional updates include new toilets and shingles (replaced just 3 years ago). The primary suite boasts a built-in vanity and a 4-piece ensuite. Outside, enjoy the privacy of a beautifully treed 3.09-acre lot and the convenience of a 24’™ x 26’™ double detached garage. Whether you’re looking for space, tranquility, or a place to make your own – this charming property offers it all.

Built in 1978

### Essential Information

MLS® #	E4448047
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,225
Acres	3.09



Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6 53301 Rge Road 32
Area	Rural Parkland County
Subdivision	Westland Park II
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

### Amenities

Features	No Smoking Home
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Flat Site, Level Land, Low Maintenance Landscape, Private Setting, Treed Lot
Foundation	See Remarks

### Additional Information

Date Listed	July 15th, 2025
Days on Market	56
Zoning	Zone 70

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