

## \$499,900 - 53125 Rge Road 11, Rural Parkland County

MLS® #E4450513

**\$499,900**

2 Bedroom, 1.00 Bathroom, 905 sqft

Rural on 10.08 Acres

None, Rural Parkland County, AB

10.1 ACRES OUT OF SUBDIVISION! The property has excellent residential and business potential. The proximity to a major highway, combined with ample parking space, makes it highly attractive to individuals in the trucking industry. 3,500 sq ft outbuilding features a dedicated transformer, a 400 Amps power service, a gas line, and a constant-pressure water system connected to a well. The building can be easily converted from its current form into an insulated shop with an overhead door. In its current condition, it could easily be used as a woodworking or metalworking shop. Or to keep horses or cattle. The property offers a unique opportunity to live in a pastoral, private setting, just minutes from all the imaginable amenities offered in Spruce Grove/Stony Plain, and 20 minutes from west Edmonton. The previous owners were equestrians, which is another potential use. From a small farm business to an RV storage site, the possibilities are nearly endless. On school bus route and has its own mail box!

Built in 1950

### Essential Information

MLS® # E4450513

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 905                    |
| Acres          | 10.08                  |
| Year Built     | 1950                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53125 Rge Road 11     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2Z3               |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | No Animal Home, No Smoking Home |
|----------|---------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood                                                          |
| Exterior Features | Cross Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Construction      | Wood                                                          |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 90         |

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Listing information last updated on August 1st, 2025 at 10:17pm MDT