

Courtesy Of Lorraine E Northcott Of Century 21 Leading

# **\$599,000 - 9 53112 Rge Road 20, Rural Parkland County**

MLS® #E4450752

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,105 sqft

Rural on 3.19 Acres

Neutral Valley, Rural Parkland County, AB

Situated in the desirable Blueberry School district. This stunning 2100 sq ft hillside bungalow offers the perfect blend of comfort, privacy, and potential. Set on a beautifully landscaped 3.1 acre lot surrounded by mature trees, the property feels like your own private park. A paved driveway leads to a oversized double garage featuring two single doors and entry to the walk out basement. Recent updates include well and shingles (2023), and the Poly-B plumbing has just been replaced, giving you peace of mind for years. Inside you will find spacious rooms throughout, including a large entry way, plush carpets and convenient main floor laundry. The eat in kitchen and formal dining area is ideal for both family and entertaining. The primary suite boasts a luxurious 5 piece ensuite complete with bidet. The partially developed basement offers endless possibilities - finish it your way and add even more value and living space. This is more than just a house - it's the forever home you've been waiting for!

Built in 1992

## **Essential Information**

MLS® # E4450752

Price \$599,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,105
Acres	3.19
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9 53112 Rge Road 20
Area	Rural Parkland County
Subdivision	Neutral Valley
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 2G8

### Amenities

Features	Deck, Detectors Smoke, Exterior Walls- 2"x6", Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Hillside, Landscaped, Schools, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 1st, 2025
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Days on Market 1

Zoning Zone 90

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Listing information last updated on August 2nd, 2025 at 11:02am MDT