

# **\$494,900 - 22 53212 Range Road 15, Rural Parkland County**

---

MLS® #E4457115

**\$494,900**

4 Bedroom, 2.00 Bathroom, 969 sqft

Rural on 3.04 Acres

Eden Park Estates, Rural Parkland County, AB

Enjoy the serene private PARK LIKE SETTING in this completely fenced acreage that comes with an abundance of stunning trees. LESS than 20 minutes west of Edmonton and only MINUTES away from Stony Plain & Spruce Grove. This fully finished 2+2 bedroom 2 bathroom bi-level with a separate entrance to the basement features over 1820 Sq Ft of developed living space. There have been many upgrades throughout the years which include newer windows, shingles, front & back decks, paint, flooring, kitchen & bathrooms. This well laid out home comes with a large living room area and lots of storage. The gorgeous maple kitchen comes with an abundance of cabinets & QUARTZ countertops. There is a 2005 24 X 26 double garage w/ 10 foot ceilings and large concrete apron. There is Drilled well and Septic Tank & Field (2004) . Also there is a huge fully fenced area for animals & several out buildings. Move in and enjoy acreage living!



Built in 1984

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4457115  |
| Price    | \$494,900 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 969                    |
| Acres          | 3.04                   |
| Year Built     | 1984                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 22 53212 Range Road 15 |
| Area        | Rural Parkland County  |
| Subdivision | Eden Park Estates      |
| City        | Rural Parkland County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5Y 0C3                |

### Amenities

|          |                                                            |
|----------|------------------------------------------------------------|
| Features | Air Conditioner, Deck, Dog Run-Fenced In, Walkout Basement |
|----------|------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                    |
| Exterior Features | Corner Lot, Fenced, Low Maintenance Landscape, Private Setting, Shopping Nearby, Treed Lot, See Remarks |
| Construction      | Wood                                                                                                    |
| Foundation        | See Remarks                                                                                             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 70              |



RE / Bank Owned    Yes

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on September 20th, 2025 at 4:02pm MDT