

# \$449,000 - 20 53322 Rge Rd 25 Road, Rural Parkland County

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MLS® #E4460655

**\$449,000**

4 Bedroom, 2.00 Bathroom, 964 sqft

Rural on 3.98 Acres

Yellowhead Estates, Rural Parkland County, AB

Welcome to your acreage oasis. This treed lot offers 3.98 acres of unlimited options. Fenced for horses, chicken coops, and a mature garden to lower your grocery bill. Just a short drive to Stony Plain, with a newly paved road right to the subdivision and paved roads in the subdivision will save your vehicles from gravel. 6 month old appliances included. An open concept floor plan with a large island and quartz countertops. Fully finished walkout basement with 2 additional bedrooms and a bathroom, a rec room, and family room with a gas fireplace.

Built in 1983

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460655               |
| Price          | \$449,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 964                    |
| Acres          | 3.98                   |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 20 53322 Rge Rd 25 Road |
| Area        | Rural Parkland County   |
| Subdivision | Yellowhead Estates      |
| City        | Rural Parkland County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7Y 0E1                 |

### Amenities

|          |                                                                                                                                        |
|----------|----------------------------------------------------------------------------------------------------------------------------------------|
| Features | Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Patio, R.V. Storage, Vinyl Windows, Walkout Basement |
|----------|----------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood                                                                    |
| Exterior Features | Golf Nearby, Private Setting, Rolling Land, Treed Lot, Vegetable Garden |
| Construction      | Wood                                                                    |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 70           |

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Listing information last updated on October 14th, 2025 at 5:33pm MDT