

## \$275,000 - 6130 Highway 16, Rural Parkland County

MLS® #E4439534

**\$275,000**

2 Bedroom, 1.50 Bathroom, 836 sqft

Rural on 0.26 Acres

None, Rural Parkland County, AB

Affordable country living with easy access to the City! This charming 835 sqft bungalow is perfectly positioned on 0.26 acres, and features numerous upgrades inside & out including newer windows, doors, stucco, and exterior paint, along with upgraded electrical and new PEX plumbing lines for peace of mind. The interior highlights a bright & functional kitchen with perimeter cabinetry and a separate dinette, a cozy living room, 2 bedrooms, 1.5 baths, and a partially-finished WALK-OUT basement, ready to complete your vision! Outside you'll find a heated and oversized double-detached garage with 220V breaker & receptacle for welding, a mature treed border for privacy, and easy access to Hwy 16 "making commuting to any location a breeze.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439534  |
| Price          | \$275,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 836       |
| Acres          | 0.26      |



|            |                        |
|------------|------------------------|
| Year Built | 1953                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6130 Highway 16       |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0W0               |

### Amenities

|          |                                                                     |
|----------|---------------------------------------------------------------------|
| Features | No Smoking Home, Patio, R.V. Storage, Walkout Basement, See Remarks |
|----------|---------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting, Recreation Use, Shopping Nearby, Treed Lot, See Remarks |
| Construction      | Wood                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 121            |
| Zoning         | Zone 90        |

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 28th, 2025 at 12:32am MDT