

Courtesy Of Barry Twynam Of Century 21 Leading

\$574,900 - 22 51513 Range Road 22 Road, Rural Parkland County

MLS® #E4445923

\$574,900

3 Bedroom, 2.50 Bathroom, 2,484 sqft

Rural on 3.09 Acres

Brightbank Estates, Rural Parkland County,
AB

2480 sq ft, 3 bedrms that could easily be 4 bedrms, 2.5 baths, upgraded home, located on 3 beautiful well maintained acres, property backing onto a farmer's field. Main floor is carpet free, completely open plan, with a cozy country feel, kitchen with plenty of cabinets and pot drawers, large island, good size dining area and living rm, free standing electric fireplace. Huge master bedroom, 5 pce ensuite, large walk in closet. 2 other roomy bedrooms, with a large bonus/flex room that easily be converted to a 4th bedroom if needed. Upgrades include almost all new window double pane inserts, shingles 8 years old, new septic field 2024, Trane high efficient furnace approximately 12 years old, including many other upgrades. 22' x 80' Quonset style shop, with 240V power, gravel and plywood floor, with a 14'x48' mezzanine, currently used as a woodworking shop/storage. 9'x32' covered veranda with new pressure treated wood, side 12'x24' deck. Well compacted gravel driveway. Beautiful acreage property, clean home, great sub-division.

Built in 2003

Essential Information



MLS® #	E4445923
Price	\$574,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,484
Acres	3.09
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

Community Information

Address	22 51513 Range Road 22 Road
Area	Rural Parkland County
Subdivision	Brightbank Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2H9

Amenities

Features	Crawl Space, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Landscaped, Vegetable Garden
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed July 2nd, 2025

Days on Market 4

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 July 6th, 2025 at 12:32am MDT