

\$725,000 - 23 52437 Range Road 21, Rural Parkland County

MLS® #E4448490

\$725,000

5 Bedroom, 3.00 Bathroom, 1,782 sqft
Rural on 3.83 Acres

Royal Park, Rural Parkland County, AB

Welcome to Royal Park & this 1991 AIR-CONDITIONED, Fox Maple Home custom-built Timber frame 2-storey, offering 1782 sf above grade + a finished WALK-OUT basement on a gated & partially fenced 3.83 Acres. Manicured limestone driveway & RV parking pad. Main floor: new vinyl plank flooring, freshly painted kitchen cabinetry (new granite counter-tops & newer appliances), dining & living room, sitting room w/ cast-iron wood stove, 3-pc bath & primary bedroom. Loft: 2 vaulted bedrooms & 4-pc bath w/ jacuzzi tub. Updated basement boasts vinyl plank flooring, in-floor heating, 2 bedrooms, 3-pc bath, flex area, cold-room, laundry, bright family room w/ WALK-OUT access to the covered back patio. Drilled well, 2013 septic field & 2023 shingles. Double (28'x29') detached garage. Hill-side BARN (29'x15'), has power, tack room, 2 horse stalls & hay loft w/ water-hydrant nearby. Beautiful deck view of your rolling land, which has a large, new page-wire dog run & empty lot to the west. Minutes to Blueberry School!



Built in 1991

Essential Information

MLS® #	E4448490
Price	\$725,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,782
Acres	3.83
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	23 52437 Range Road 21
Area	Rural Parkland County
Subdivision	Royal Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2H1

Amenities

Features	Air Conditioner, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Patio, Vaulted Ceiling, Walkout Basement
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Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed July 18th, 2025

Days on Market 14

Zoning Zone 90

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