# \$394,000 - 53301 Rge Road 30, Rural Parkland County

MLS® #E4457205

### \$394,000

4 Bedroom, 1.00 Bathroom, 1,165 sqft Rural on 3.41 Acres

None, Rural Parkland County, AB

"Civil Enforcement Sale" Property being Sold Sight Unseen "AS IS/WHERE IS" at the time of possession. 3.41 acres out of subdivision, with an approximately 1150 sq ft. 3 bedroom Bungalow with finished basement (additional bedroom), and drive-thru double detached garage with multiple other outbuildings/sheds (chicken coop, wood shed, etc). New Septic Tank field in 2012. Newer windows, siding, and flooring. The subject property is purported to be in livable condition but in need of some work. All information and measurements have been obtained from the Tax Assessment, old MLS, a recent Appraisal and/or assumed, and could not be confirmed. "The measurements represented do not imply they are in accordance with the Residential Measurement Standard in Alberta". There is NO ACCESS to the property, DO NOT APPROACH RESIDENTS OR STEP ONTO PROPERTY, drive-by's only and please respect the Owner's situation.



Built in 1957

#### **Essential Information**

MLS® # E4457205 Price \$394,000

Bedrooms 4
Bathrooms 1.00

Full Baths 1

Square Footage 1,165

Acres 3.41

Year Built 1957

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 53301 Rge Road 30

Area Rural Parkland County

Subdivision None

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T7Z 0A8

## **Amenities**

Features See Remarks

Interior

Heating Forced Air-1, Propane

Stories 1

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood

Exterior Features See Remarks

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 11th, 2025

Days on Market 51

Zoning Zone 70





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Listing information last updated on November 1st, 2025 at 7:47pm MDT