

# **\$455,000 - 412 53303 Rge Road 31, Rural Parkland County**

MLS® #E4459642

**\$455,000**

3 Bedroom, 1.50 Bathroom, 1,265 sqft  
Rural on 7.14 Acres

Meso West I, Rural Parkland County, AB

Discover your own private oasis on 7+ treed acres in Parkland County! This serene & private property offers the perfect canvas for your dream home, with mature trees providing a natural canopy & ultimate privacy. Enjoy the wildlife while having a morning coffee on the covered back porch. The existing mobile home with 3 bedrooms , 2 baths and a renovated kitchen presents an opportunity for immediate country living, while you can build your dream home with services already in place. A drilled well & septic are already there. 2 detached garages and a shop that are ideal for a home based business, storing equipment or indulging in your favorite hobby. Enjoy the peace & quiet of rural life without sacrificing convenience. Close to Cougar Creek Golf Course, Wabamun & Stony Plain. Don't miss the opportunity to create the acreage lifestyle you always dreamed of!

Built in 1977

## **Essential Information**

MLS® #	E4459642
Price	\$455,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,265
Acres	7.14
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	412 53303 Rge Road 31
Area	Rural Parkland County
Subdivision	Meso West I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

### **Amenities**

Features	Deck, Fire Pit, Front Porch
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### **Interior**

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

### **Exterior**

Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Hillside, Treed Lot
Foundation	Piling

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	2
Zoning	Zone 70

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Listing information last updated on September 27th, 2025 at 10:47pm MDT