

# **\$425,000 - 31 50529 Rge Road 21, Rural Parkland County**

MLS® #E4416428

**\$425,000**

2 Bedroom, 2.00 Bathroom, 2,668 sqft

Rural on 2.08 Acres

Twin Ravines, Rural Parkland County, AB

MOTIVATED SELLERS! TWO LOTS FOR THE PRICE OF ONE backing onto Crown land close to the river. Extra guests?...park your RV or stay in the bunkie/ double-wide (used as a greenhouse that can stay or be removed as desired). SUPER UNIQUE, EFFICIENT, & RUSTIC straw bale & clay-built barn-style home with 2668 sq.ft, 2 bedrooms, 2 bathrooms, and a 12x30ft deck. This property is a labor of love, which you can see from the artistry throughout with the adobe feel, sculptures, and cute eclectic touches. For heating, there is radiant & in-floor on the main, and a wood stove with heat recovery ventilators in the loft. Two lots are included in this sale (2.08 acres) allowing another residence to be built next door. Plus, there's a 16x48ft heated insulated shop, a 3500 gallon cistern, 10ft main/14ft loft ceilings, and concrete pad with 6" of Styrofoam insulation.

Built in 2006

## **Essential Information**

MLS® #	E4416428
Price	\$425,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	2,668
Acres	2.08
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	31 50529 Rge Road 21
Area	Rural Parkland County
Subdivision	Twin Ravines
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2N4

### Amenities

Features	Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	See Remarks
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, No Through Road, Not Fenced
Construction	See Remarks
Foundation	Slab

### Additional Information

Date Listed	December 20th, 2024
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Days on Market 179

Zoning Zone 90

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