

# **\$1,260,000 - 51531 Highway 770, Rural Parkland County**

MLS® #E4431196

**\$1,260,000**

7 Bedroom, 3.50 Bathroom, 2,948 sqft

Rural on 153.55 Acres

None, Rural Parkland County, AB

This is a 2,948 sq ft bungalow-style single-family home built in 1976. It includes a 984 sq ft in-law suite addition at the rear, completed around 1990. The home sits on a partial, developed basementâ€”note that the in-law suite does not have a basement beneath. Exterior is stucco with asphalt shingle roof. The shingles were replaced in 2008 and appear to be in average overall condition. A large, enclosed sunroom extends off the rear of the home & addition. Main Level has 7 bdrms, 3 full bathrooms, 1 half bath .2 kitchens (one in the main home, one in the in-law suite). Large living room with a stone-faced fireplace, Secondary kitchenette in the in-law suite. Basement is f/f & includes a renovated bathroom. 60' x 150' indoor riding arena and an att'd 32' x 120' barn. The 60' x 150' indoor riding arena and the attached 32' x 120' barn are located in the southwestern corner. LB has not inspected or seen the property as access was denied. All information was taken from the appraiser's notes.



Built in 1976

## **Essential Information**

MLS® #	E4431196
Price	\$1,260,000
Bedrooms	7

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,948
Acres	153.55
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	51531 Highway 770
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 1X5

### Amenities

Features	See Remarks
Parking Spaces	7

### Interior

Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Cross Fenced, Golf Nearby, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
-------------	------------------

Days on Market 14

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 April 30th, 2025 at 5:47pm MDT