

# **\$1,299,000 - 52024 Rge Road 265, Rural Parkland County**

MLS® #E4434436

**\$1,299,000**

5 Bedroom, 2.00 Bathroom, 1,625 sqft

Rural on 40.20 Acres

None, Rural Parkland County, AB

Pristine location! Centrally located approximately 10 mins from Edmonton, Spruce Grove, or Devon. Over 40 acres of land with 2 homes. The main home has been substantially upgraded with newer windows, rigid foam insulation, upgraded kitchen, 100-amp panel and newer bathrooms. Stop renting commercial space when you can bring your business home. There is a 24' x 36' shop with a 18' x 16' door, 32' x 100' barn, storage shed 15' x 44' and a couple cement pads from where the old barns were. This property already generates income with an agreement to farm the land, currently rented older farmhouse and an agreement with Altalink. This property would be great for anyone who currently has a business and or is looking at starting a business as the property already generates some revenue to offset expenses. This property will only increase in value if and when someone can develop it.

Built in 1935

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4434436    |
| Price    | \$1,299,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,625                  |
| Acres          | 40.20                  |
| Year Built     | 1935                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52024 Rge Road 265    |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3L7               |

### Amenities

|          |                                                                                                                                           |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Off Street Parking, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, Parking-Extra, Parking-Visitor, R.V. Storage |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood                                |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby |
| Construction      | Wood                                |
| Foundation        | Concrete Perimeter                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 138           |
| Zoning         | Zone 90       |

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Listing information last updated on September 18th, 2025 at 10:32am MDT