

# **\$424,000 - 202 53320 Rge Road 30, Rural Parkland County**

MLS® #E4439621

**\$424,000**

3 Bedroom, 1.00 Bathroom, 1,062 sqft  
Rural on 3.00 Acres

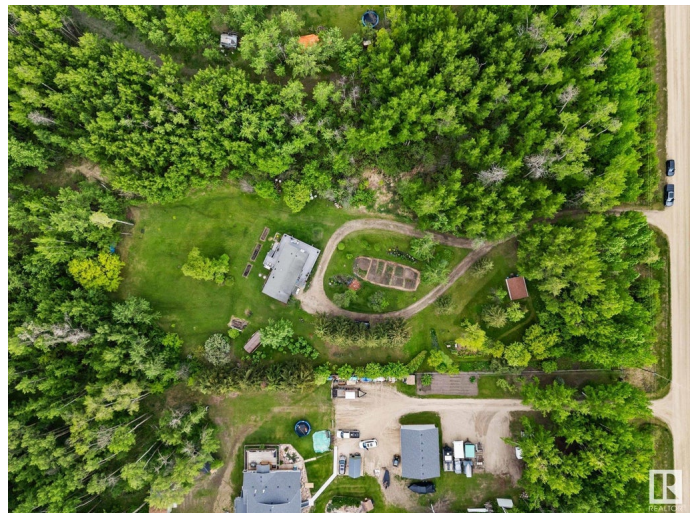
Meso West I, Rural Parkland County, AB

Looking for the quiet life? This acreage is for you! Beautifully landscaped on 3 acres. Totally private! Lovely home with a full basement (unfinished) and room for storage. 3 beds, 1 bath with space to expand. Beautiful gardens, trees and nature all at you doorstep. Back deck faces south. A perfect place to have your morning coffee and watch the deer. Out front has a beautiful garden, ready for all your tomatoes & veggies. Pull around drive for parking. Bonus is a Bunkie! 2 beds and a sitting room. Close to the power line, so easy to hook up for the kids on the weekend. Upgrades include: drilled well in 2015, New furnace, HWT, pressure tank & water filtration system in 2020. 2 sump pumps. All new windows in 2021. 2023 had new vapor barrier system in basement & re-graded. Plenty of room to build a garage. Close to Stony Plain & Spruce. Your Oasis awaits.

Built in 1976

## **Essential Information**

MLS® #	E4439621
Price	\$424,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,062
Acres	3.00
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	202 53320 Rge Road 30
Area	Rural Parkland County
Subdivision	Meso West I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E2

### Amenities

Features	Deck, No Animal Home, No Smoking Home
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	41
Zoning	Zone 70

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Listing information last updated on July 10th, 2025 at 4:03pm MDT