

# \$187,500 - 405, 53303 Rge Rd 31, Rural Parkland County

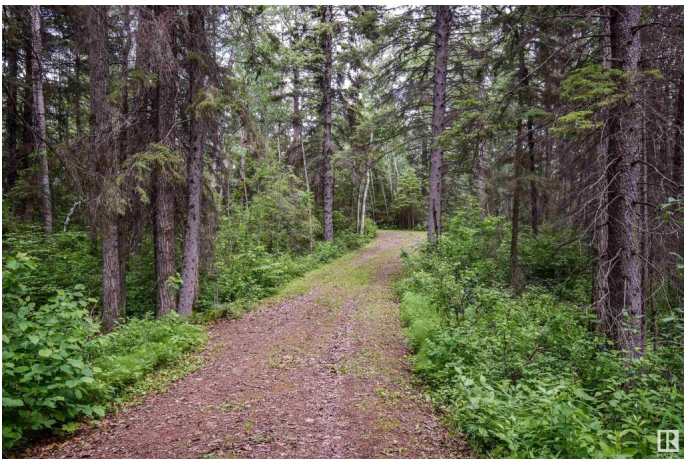
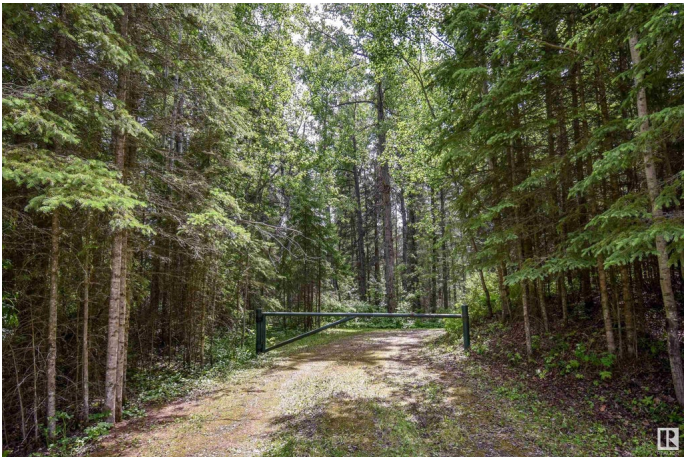
MLS® #E4443926

**\$187,500**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.68 Acres

Meso West IV, Rural Parkland County, AB

This attractive lot is ready for you to grow into the country space youâ€™ve dreamed of, and the privacy youâ€™re looking for to build the home of your dreams. It offers 3.68 acres with a gated, winding driveway leading to a charming and sunny cleared site that already has a metal-clad shed (20x25) and an outhouse. This is a perfect spot to host guests around a fire pit, store your RV, and relax among wildflowers, surrounded by towering evergreen and deciduous trees. A natural slope makes it ideal for a home with a walk-out basement, and the setting is so quiet and peaceful! Close to Cougar Creek Golf Course, Wabamun, and approx. 30 minutes to west Edmonton.



## Essential Information

MLS® #	E4443926
Price	\$187,500
Bathrooms	0.00
Acres	3.68
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	405, 53303 Rge Rd 31
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Area	Rural Parkland County
Subdivision	Meso West IV
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

### Exterior

Exterior Features	Backs Onto Park/Trees, Golf Nearby, Partially Landscaped, Private Setting, Sloping Lot, Treed Lot
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### Additional Information

Date Listed	June 23rd, 2025
Days on Market	19
Zoning	Zone 70

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Listing information last updated on July 12th, 2025 at 6:47am MDT