

\$420,000 - 54 53122 Rge Road 14, Rural Parkland County

MLS® #E4424304

\$420,000

1 Bedroom, 0.00 Bathroom, 7,185 sqft
Rural on 1.97 Acres

Hidden Valley Estates, Rural Parkland County,
AB

Calling all BIG DREAMERS,
DIAMOND-IN-THE-ROUGH SEEKERS, and
INVESTMENT OPPORTUNISTS! This unique
property is in a perfect location just 8 paved
minutes from Spruce Grove, and overlooking a
picturesque lake...the potential here is
unmatched. Opportunity is knocking, will you
answer? Sadly though, this incredible home
has had extensive fire damage (as seen in the
photos) and will require substantial work to
potentially render it livable again. Or, start from
scratch and make your dream home a reality
in this beautiful setting - with a quad detached
shop in place that remains fully intact. If you're
not afraid of a challenge, this could be the
project you've been waiting for!

****DISCLOSURE: FIRE DAMAGE -
PROPERTY BEING SOLD AS/IS, WHERE IS,
WITH NO
REPRESENTATIONS/WARRANTIES****

Built in 1981

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4424304 |
| Price | \$420,000 |
| Bedrooms | 1 |
| Bathrooms | 0.00 |



| | |
|----------------|------------------------|
| Square Footage | 7,185 |
| Acres | 1.97 |
| Year Built | 1981 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 54 53122 Rge Road 14 |
| Area | Rural Parkland County |
| Subdivision | Hidden Valley Estates |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Z 1X2 |

Amenities

| | |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

Interior

| | |
|--------------|-------------|
| Heating | See Remarks |
| Stories | 2 |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|---|
| Exterior | See Remarks |
| Exterior Features | Backs Onto Lake, Lake Access Property, Private Setting, See Remarks |
| Construction | See Remarks |
| Foundation | Concrete Perimeter, See Remarks |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 30 |
| Zoning | Zone 90 |

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provide (MLS® , Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 2:47pm MDT