

# \$375,000 - 25 52508 Rge Road 21, Rural Parkland County

MLS® #E4430316

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,115 sqft  
Rural on 1.17 Acres

Heatherlea, Rural Parkland County, AB

Not too big, not too small, this acreage is just right! Backing onto ENVIRONMENTAL RESERVE, this bungalow features laminate flooring, a large living room, great kitchen with picture window overlooking the yard, spacious dining room with garden doors leading out to the 2-tiered deck, 3 bedrooms, 1 bathroom, and a partially-finished WALK-OUT basement with 9â€™™ ceilings! Whether you have big dreams of renovating this home to make it your own, building a garage/shop, or leaving it just the way it is, this property is beautifully treed and only a short drive to Spruce Grove & Stony Plain.

Built in 1970

## Essential Information

MLS® #	E4430316
Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,115
Acres	1.17
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	25 52508 Rge Road 21
Area	Rural Parkland County
Subdivision	Heatherlea
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2H1

### Amenities

Features	Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, See Remarks, 9 ft. Basement Ceiling
----------	--

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Landscaped, Private Setting, Ravine View, Recreation Use, Schools, Treed Lot, See Remarks
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	April 11th, 2025
Days on Market	8
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 19th, 2025 at 4:32pm MDT