

## \$529,999 - 54336 Hwy 757, Rural Parkland County

MLS® #E4344954

**\$529,999**

3 Bedroom, 2.00 Bathroom, 1,983 sqft

Rural on 24.09 Acres

Magnolia, Rural Parkland County, AB

For more information please click on "View Listing on Realtor Website". Fabulous acreage 1 hr from Edmonton. 24 Acres of treed land, two streams, walking trails, wildlife and peace. This 1900 square foot barn style house was built in 1989 with incredible open views from the upstairs living area. Two Bedrooms, two bathrooms, stacked laundry, dish washer, wood stove, two furnaces, two hot water tanks. Extra large garage with plenty of storage and mudroom attached. Large cedar deck and a lovely fire pit area. A guest house cabin. Two outdoor sheds for storage. Everything you need to start living in country style.

Built in 1989

### Essential Information

MLS® #	E4344954
Price	\$529,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,983
Acres	24.09
Year Built	1989
Type	Rural
Sub-Type	Residential Detached Single Family
Style	2 Storey



## Community Information

Address	54336 Hwy 757
Area	Rural Parkland County
Subdivision	Magnolia
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0S0

## Amenities

Amenities	Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Open Beam
Features	Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Open Beam
Parking Spaces	10
Parking	2 Outdoor Stalls, Double Garage Attached, Heated, Insulated
# of Garages	2
Is Waterfront	Yes

## Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Opener, Garburator, Refrigerator, Satellite TV Dish, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Vacuum Systems, Window Coverings
Heating	Forced Air-2
Fireplace	Yes
Fireplaces	Wood, Woodstove
# of Stories	2
Basement	No Basement, None

## Exterior

Exterior	Vinyl
Exterior Features	Landscaped, Rolling Land, Stream/Pond, Treed Lot
Construction	Wood Frame

## Additional Information

Date Listed	June 9th, 2023
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Listing information last updated on May 18th, 2024 at 11:46pm MDT