

\$449,000 - 29 53301 Rge Road 32, Rural Parkland County

MLS® #E4449551

\$449,000

3 Bedroom, 2.00 Bathroom, 1,310 sqft

Rural on 3.00 Acres

Westland Park II, Rural Parkland County, AB

Welcome home to this PRIVATE and QUIET 3-acre acreage in Westland Park just 14 minutes west of Stony! This property is near the end of a dead-end road and backs reserve land. With enough cleared for a yard and the remainder of the lot treed with many TRAILS, this piece of nature offers a retreat for the soul. This character home has 3 bdrms (upper large primary suite could be converted back to 2 bdrms), home office and 2 full baths. Since 2019 this home has received new TRIPLE pane windows upstairs, new gutters, water softener and a NEW ROOF! The spacious kitchen received a renovation in 2011 and the appliances are in fantastic shape, including a NEW dishwasher. The lg bay window with bench seat make a perfect eating nook overlooking your HUGE back deck with gazebo! The basement offers large rec space, additional bedrooms and unique direct access outside. Upgraded electrical to 100amp in 2024. OVERSIZED dbl detached garage built in 2015. Lilacs, saskatoons and perennial gardens make this a true oasis!

Built in 1977

Essential Information

MLS® # E4449551



Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,310
Acres	3.00
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	29 53301 Rge Road 32
Area	Rural Parkland County
Subdivision	Westland Park II
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

Amenities

Features	Deck, Detectors Smoke, Gazebo, Vinyl Windows, Walkout Basement
----------	--

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Rolling Land
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
-------------	-----------------

Days on Market 10

Zoning Zone 70

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 August 3rd, 2025 at 1:18pm MDT