

\$425,000 - 412 53303 Rge Road 31, Rural Parkland County

MLS® #E4459642

\$425,000

3 Bedroom, 1.50 Bathroom, 1,265 sqft
Rural on 7.14 Acres

Meso West I, Rural Parkland County, AB

Discover your own private oasis on 7+ treed acres in Parkland County! This serene & private property offers the perfect canvas for your dream home, with mature trees providing a natural canopy & ultimate privacy. Enjoy the wildlife while having a morning coffee on the covered back porch. The existing mobile home with 3 bedrooms, 2 baths and a renovated kitchen presents an opportunity for immediate country living, while you can build your dream home with services already in place. A drilled well & septic are already there. 2 detached garages and a shop that are ideal for a home based business, storing equipment or indulging in your favorite hobby. Enjoy the peace & quiet of rural life without sacrificing convenience. Close to Cougar Creek Golf Course, Wabamun & Stony Plain. Don't miss the opportunity to create the acreage lifestyle you always dreamed of!

Built in 1977

Essential Information

MLS® #	E4459642
Price	\$425,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,265
Acres	7.14
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	412 53303 Rge Road 31
Area	Rural Parkland County
Subdivision	Meso West I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E3

Amenities

Features	Deck, Fire Pit, Front Porch
----------	-----------------------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Hillside, Treed Lot
Foundation	Piling

Additional Information

Date Listed	September 26th, 2025
Days on Market	54
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 November 19th, 2025 at 10:32am MST