

Courtesy Of Ivan Falcos Of Initia Real Estate

\$789,000 - 22 52420 Rge Road 13, Rural Parkland County

MLS® #E4462493

\$789,000

4 Bedroom, 2.50 Bathroom, 2,702 sqft

Rural on 2.99 Acres

Meadow Run Estates, Rural Parkland County, AB

Check out this beautiful 2700+ sq ft home on 3 acres! Enjoy privacy and modern comfort on this exceptional property, bordered on two sides by crown land! This home offers a perfect blend of functionality and country charm. This home has too many upgrades to list - but some recent upgrades include two newly installed A/C units, an upgraded main electrical panel, EV charger in the garage, and new heaters for both the main garage and shop. A brand new 220-ft deep well was drilled in November 2023, ensuring reliable, high-quality water. The fully fenced yard features attractive landscaping and ample outdoor space to relax, entertain, or expand. Inside, the renovated carpeted basement includes a custom bar, adding the perfect space for gatherings. With a peaceful setting surrounded by nature and numerous modern improvements, this acreage offers the ideal balance of country lifestyle and modern convenience. Move-in ready and meticulously maintained - a must-see for those seeking space, comfort, and privacy.

Built in 1981

Essential Information



MLS® #	E4462493
Price	\$789,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,702
Acres	2.99
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22 52420 Rge Road 13
Area	Rural Parkland County
Subdivision	Meadow Run Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2C1

Amenities

Features	No Smoking Home
Parking Spaces	4

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Ravine View, Treed Lot, See Remarks
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed October 15th, 2025
Days on Market 12
Zoning Zone 90

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Listing information last updated on October 26th, 2025 at 11:02pm MDT