

# \$1,299,000 - 52024 Rge Road 265, Rural Parkland County

MLS® #E4434436

**\$1,299,000**

5 Bedroom, 2.00 Bathroom, 1,625 sqft

Rural on 40.20 Acres

None, Rural Parkland County, AB

Pristine location! Centrally located approximately 10 mins from Edmonton, Spruce Grove, or Devon. Over 80 acres of land with 2 homes. The main home has been substantially upgraded with newer windows, rigid foam insulation, upgraded kitchen, 100-amp panel and newer bathrooms. Stop renting commercial space when you can bring your business home. There is a 24' x 36' shop with a 18' x 16' door, 32' x 100' barn, storage shed 15' x 44' and a couple cement pads from where the old barns were. This property already generates income with an agreement to farm the land, currently rented older farmhouse and an agreement with Altalink. This property would be great for anyone who currently has a business and or is looking at starting a business as the property already generates some revenue to offset expenses. This property will only increase in value if and when someone can develop it.

Built in 1935

## Essential Information

MLS® #	E4434436
Price	\$1,299,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,625
Acres	40.20
Year Built	1935
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	52024 Rge Road 265
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3L7

### Amenities

Features	Off Street Parking, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, Parking-Extra, Parking-Visitor, R.V. Storage
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Golf Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	36
Zoning	Zone 90

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Listing information last updated on June 8th, 2025 at 4:32pm MDT