

## \$249,000 - 2415 Twp Road 521, Rural Parkland County

MLS® #E4428550

**\$249,000**

1 Bedroom, 1.00 Bathroom, 1,184 sqft

Rural on 2.40 Acres

Tranquility Hills, Rural Parkland County, AB

2.4 ACRES OF OPEN LAND W/ FOREST SURROUNDING, PERFECT TO BUILD A NEW HOME ON! TRANQUILITY HILLS 1 MILE FROM FABULOUS WEEKEND ESTATES!! AT JACKFISH LAKE! THIS 1100 + SQFT 4 SEASON BUNGALOW OFFERS SPACIOUS KITCHEN AND DINING AREA, HUGE LIVING ROOM W/ WOOD BURNING STOVE 4 PCE BATHROOM. NEWER WELL & OLDER CISTERN REMAIN. JUST A BEAUTIFUL AMAZING PICTURESQUE DRIVEWAY! NEWER FURNACE. JACKFISH LAKE IS A DEEP CLEAN LAKE OFFERS BOATING, FISHING OF ALL KINDS WATER ACTIVITIES. MINUTES FROM SPRUCE GROVE AND STONY PLAIN. 40 MINUTES FROM EDMONTON. SCHOOL IS APPROXIMATELY 8KM AWAY. BUS ACCESS. POPULAR YEAR-ROUND RECREATION AREA. RV PARKING GALORE! BRING OFFERS



Built in 1992

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428550  |
| Price      | \$249,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,184                  |
| Acres          | 2.40                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2415 Twp Road 521     |
| Area        | Rural Parkland County |
| Subdivision | Tranquility Hills     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0H0               |

### Amenities

|                |                           |
|----------------|---------------------------|
| Features       | R.V. Storage, See Remarks |
| Parking Spaces | 10                        |

### Interior

|              |   |
|--------------|---|
| Heating      | Forced Air-1, Wood Stove, Natural Gas, Wood |
| Fireplace    | Yes   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                           |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Flat Site, Golf Nearby, No Through Road, Park/Reserve, Paved Lane, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 35              |
| Zoning         | Zone 97         |

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 May 7th, 2025 at 12:17pm MDT