

# \$900,000 - 11 53227 Rge Road 14, Rural Parkland County

MLS® #E4440195

**\$900,000**

4 Bedroom, 3.50 Bathroom, 2,154 sqft

Rural on 7.44 Acres

Greenfield Acres, Rural Parkland County, AB

Rare Acreage Opportunity â€“ Over 7 Acres with Environmental Reserve Backdrop! First time on the market in 30+ years! This stunning 2-storey walkout home sits on 7+ private acres, backing directly onto a tranquil environmental reserve. With the option to subdivide, itâ€™s a true investment in lifestyle and value. Enjoy 3600+ sq/ft of developed space, featuring 4 bedrooms + den, 4 bathrooms, and endless natural light. The chefâ€™s kitchen boasts a dream gas stove and opens to breathtaking views of rolling land. Perfect for multigenerational living with a basement suite and a separate 3-bedroom suite in the 32 x 45 shopâ€”ideal for guests, family, or rental income. This beautifully maintained home has been significantly upgraded over the years. Private, peaceful, and only 10 minutes to Stony Plain

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440195  |
| Price      | \$900,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,154                  |
| Acres          | 7.44                   |
| Year Built     | 1977                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11 53227 Rge Road 14  |
| Area        | Rural Parkland County |
| Subdivision | Greenfield Acres      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0G3               |

### Amenities

|          |               |
|----------|---------------|
| Features | Vinyl Windows |
|----------|---------------|

### 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, Landscaped, Rolling Land |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 70        |

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Listing information last updated on June 16th, 2025 at 9:31pm MDT