

Courtesy Of Lindsay Welch Of RE/MAX Excellence

# **\$625,000 - 33 52519 Rge Road 21, Rural Parkland County**

MLS® #E4450426

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,312 sqft

Rural on 3.09 Acres

Viewpoint Estates, Rural Parkland County, AB

Walkout Bungalow on 3 acres. This well-maintained home features 3 bedrooms and a 4 piece bathroom on the main floor with brand new vinyl plank flooring and fresh paint throughout. The spacious sunken living room features large bay windows and a beautiful wood burning fireplace. The partially finished walkout basement offers a 4th large bedroom, a 3 piece bathroom and a second wood burning fireplace. This property is very private and the perfect spot to enjoy nature. Access the lower patio via the walkout basement or the upper deck out the side entrance. The entire home is surrounded by established trees. The double detached garage provides ample storage and parking. Just west of Stony Plain and only minutes from Blueberry School, this property offers the perfect blend of privacy and convenience.

Built in 1979

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4450426  |
| Price      | \$625,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,312                  |
| Acres          | 3.09                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 33 52519 Rge Road 21  |
| Area        | Rural Parkland County |
| Subdivision | Viewpoint Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2H1               |

### Amenities

|          |                                  |
|----------|----------------------------------|
| Features | Deck, Fire Pit, Walkout Basement |
|----------|----------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior          | Wood                                       |
| Exterior Features | Private Setting, Schools, Vegetable Garden |
| Construction      | Wood                                       |
| Foundation        | Concrete Perimeter                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 90         |

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Listing information last updated on August 2nd, 2025 at 4:47pm MDT