

\$450,000 - 31 50529 Rge Road 21, Rural Parkland County

MLS® #E4416428

\$450,000

2 Bedroom, 2.00 Bathroom, 2,668 sqft

Rural on 2.08 Acres

Twin Ravines, Rural Parkland County, AB

SUPER UNIQUE, EFFICIENT, & RUSTIC
straw bale & clay-built barn-style home with 2668 sq.ft, 2 bedrooms, 2 bathrooms, and a 12x30ft deck. This property is a painstaking labor of love where the owners used 650 wheat straw bales, 6000 tons of pottery clay (23" thick walls), and 12000 board feet of rough-cut spruce lumber; no drywall. You can see the love and artistry throughout with the adobe feel, sculptures, and cute eclectic touches. For heating, there is radiant & in-floor on the main, and a wood stove with heat recovery ventilators in the loft. Two lots are included in this sale (2.08 acres) allowing another residence to be built next door. Plus, there's a 16x48ft heated insulated shop, a 3500 gallon cistern, 10ft main/14ft loft ceilings, concrete pad with 6" of Styrofoam insulation, and it backs onto Crown land with an easy hike to the river. There is also a cabin bunkie and a double-wide used as a greenhouse that can stay for an additional \$50K (or it will be removed). Come see this one of a kind home!



Built in 2006

Essential Information

MLS® # E4416428

Price \$450,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,668
Acres	2.08
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	31 50529 Rge Road 21
Area	Rural Parkland County
Subdivision	Twin Ravines
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2N4

Amenities

Features	Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling
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Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	See Remarks
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, No Through Road, Not Fenced
Construction	See Remarks
Foundation	Slab

Additional Information

Date Listed	December 20th, 2024
Days on Market	132
Zoning	Zone 90



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