

Courtesy Of Craig D Hummel Of RE/MAX River City

## **\$299,900 - 8 51314 Rge Road 21, Rural Parkland County**

MLS® #E4436309

**\$299,900**

2 Bedroom, 1.00 Bathroom, 998 sqft

Rural on 3.42 Acres

Rollingview Estates, Rural Parkland County,  
AB

Your future awaits in Rollingview Estates! Amazing opportunity to acquire 3.41 acres (mostly treed) with a charming 2 bedroom basementless bungalow & room for a shop on the south end of the property. A little vision and elbow grease will unleash an incredible property. The bungalow has an open floor plan with both a furnace and wood stove for heat. Featuring an open floor plan with plenty of room for entertaining. An abundance of natural light through the south facing windows. There are two bedrooms that are a good size and a kitchen with plenty of counter space and a three piece bath completes the home. The 3.41 acres is rolling land with a dog run out the front door of the bungalow and room for the entire family around a fire pit area. the raised garden bed, as well as the garden area east of the home allow for an abundance of seasonal vegetables. Lots of options for a shop. The land stretches to the farmers field to the north. Its simply your quiet private oasis away from the city with so much potential.

Built in 1983

### **Essential Information**

MLS® # E4436309

Price \$299,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	998
Acres	3.42
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8 51314 Rge Road 21
Area	Rural Parkland County
Subdivision	Rollingview Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2H5

### Amenities

Features	No Smoking Home, See Remarks
----------	------------------------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Rolling Land, See Remarks
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	May 14th, 2025
Days on Market	18
Zoning	Zone 90

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 June 1st, 2025 at 1:02am MDT