

\$650,000 - 3 52505 Rge Road 22, Rural Parkland County

MLS® #E4455211

\$650,000

5 Bedroom, 2.50 Bathroom, 1,447 sqft

Rural on 5.46 Acres

Lincolnshire Downs, Rural Parkland County,
AB

5.46 acresâ€¦ fully-fencedâ€¦ with a desirable SOUTH-FACING exposureâ€¦ this is the acreage youâ€™ve been wanting! Perfectly positioned amongst a tree-lined perimeter, this bungalow features an open layout, large living room & kitchen with sliding patio doors leading to the upper-level deck, main-floor laundry, FIVE total bedrooms including a king-sized ownerâ€™s suite with dual closets & 4pc ensuite, a fully-finished WALK-OUT basement with wood-burning fireplace, bar, & stage (yes, a stage! Perfect for dancing, live music, & entertaining!), and an oversized double-attached garage. Complete with a hot tub, lower-level deck, numerous fruit trees & shrubs (apple, cherry, crap apple, raspberries, saskatoon, haskaps, pin cherry, currants, & rhubarb), 3 sheds/outbuildings, and a single-detached garage (ideal for a workshop!), this property is less than 20 minutes from Stony Plain in the Blueberry School district â€“ youâ€™ll love it here!

Built in 2002

Essential Information

MLS® # E4455211

Price \$650,000

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	5.46
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3 52505 Rge Road 22
Area	Rural Parkland County
Subdivision	Lincolnshire Downs
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2J3

Amenities

Features	Bar, Deck, No Smoking Home, Patio, R.V. Storage, Walkout Basement, Workshop, See Remarks
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, Recreation Use, Schools, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 29th, 2025

Days on Market 6

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 September 3rd, 2025 at 11:02pm MDT