

# \$173,000 - 1207 53222 Rge Rd 272, Rural Parkland County

MLS® #E4441056

**\$173,000**

3 Bedroom, 2.00 Bathroom, 1,607 sqft

Land Lease Community on 0.00 Acres

Parkland Village, Rural Parkland County, AB

PARKLAND VILLAGE \* Spacious 1624sqft \*  
3BR \*2 Bath [including Jacuzzi Ensuite]  
\*Country Kitchen w/ Morning Room \* Garden  
Doors \* Tranquil Park like Setting \* Shade  
Trees \* Backs onto Pond, Fountain & Pathway  
Newer Washer & Dryer \* No Maintenance  
2Tier Deck \* Spacious Laundry Room \*  
Re-Leveled 2024 \* Well Maintained \* Furnace  
Replaced 2020 \* Hot Water Tank replaced  
2022 \*Vinyl Siding \* Asphalt Shingles \* Comes  
w/ Exterior Electric Handicap Lift \* Shed  
10x10' \* Community Firehall \* Community  
Centre \* Before & After School Care \* Gas  
Station \* Convenience Store \* Restaurant &  
Pub \* Playgrounds, Picnic Areas \* Parkland  
Village Elementary K - 6 \* Just north of Spruce  
Grove \* Hwy 16 Access minutes away \*  
Acheson 9m \* Winterburn Industrial 11m \*  
River Cree 20m \* WEM 21m \* EIA YEG 35m \*  
Parkland Village is can be your next  
Neighbourhood

Built in 2003

## Essential Information

MLS® #	E4441056
Price	\$173,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,607
Acres	0.00
Year Built	2003
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1207 53222 Rge Rd 272
Area	Rural Parkland County
Subdivision	Parkland Village
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4K4

### Amenities

Parking	No Garage
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### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Steel
Construction	Steel
Foundation	Piling

### School Information

Elementary	PARKLAND VILLAGE
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### Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	Zone 70

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Listing information last updated on June 18th, 2025 at 8:02pm MDT