

## **\$170,000 - 1272 53222 Rr 272, Rural Parkland County**

MLS® #E4441512

**\$170,000**

2 Bedroom, 2.00 Bathroom, 1,479 sqft

Land Lease Community on 0.00 Acres

Parkland Village, Rural Parkland County, AB

Spacious 1,478 sq. ft. home in a quiet cul-de-sac offers comfort, quality, and style! 100% drywall with rounded corners, vaulted ceilings, & a sunken living room create a bright, inviting space. The kitchen features a 4x4 skylight, garden door to a large deck, island with ceramic glass cooktop, wall oven, side-by-side fridge, and a walk-in pantry. Enjoy built-in cabinetry in the separate dining area. The laundry room is spacious with front-load washer/dryer. Primary bedroom includes walk-in closets & a must-see 4-piece ensuite with 2-person Jacuzzi & stand-up shower. Two additional bedrooms, den/office & full bath provide room for family or guests. Beautifully landscaped yard has space for a future garage. Parking for 2 with visitor parking next door. Storage shed included. Located near K&#14 school, parks, playgrounds, beautiful nature walking trails, convenience store, fire hall, and community events. This move-in ready home offers comfort and convenience in a serene setting!

Built in 2007

### **Essential Information**

MLS® # E4441512

Price \$170,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,479
Acres	0.00
Year Built	2007
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1272 53222 Rr 272
Area	Rural Parkland County
Subdivision	Parkland Village
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4K4

### Amenities

Parking	2 Outdoor Stalls, Front Drive Access, No Garage
---------	---

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Wood
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	June 10th, 2025
Days on Market	20
Zoning	Zone 70

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 30th, 2025 at 9:17pm MDT