

# \$679,900 - 9 53220 Rge Road 25, Rural Parkland County

MLS® #E4443147

**\$679,900**

3 Bedroom, 2.00 Bathroom, 1,830 sqft  
Rural on 8.20 Acres

Annedale Acres, Rural Parkland County, AB

Imagine living in this beautifully updated 1,829 sq ft bungalow, nestled on 8.2 acres of peaceful, park-like land. A long private driveway welcomes you home, leading to an oversized heated 4-car garage with 9-ft ceilings, drains, and 220V power. Step onto the wraparound deck—covered in front—to enjoy wildlife views and quiet mornings. Inside, the bright, open kitchen features patio doors for easy access to the BBQ or that first cup of coffee. Recent 2025 updates include flooring, paint, baseboards, ensuite shower, furnace, hot water tank, washer/dryer, dishwasher, lighting, and more. The spacious mudroom and new pantry offer excellent function, while the huge 5-ft crawl space gives you endless storage. Enjoy evenings around the fire pit, and take advantage of the garden and wood sheds. This is more than a home—it’s a lifestyle. Come see it for yourself! 15 Mins to Stoney Plain and 30 mins to Edmonton

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443147  |
| Price      | \$679,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,830                  |
| Acres          | 8.20                   |
| Year Built     | 2003                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9 53220 Rge Road 25   |
| Area        | Rural Parkland County |
| Subdivision | Annedale Acres        |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0E1               |

### Amenities

|          |                                                                                   |
|----------|-----------------------------------------------------------------------------------|
| Features | Crawl Space, Exterior Walls- 2"x6", Fire Pit, Front Porch, Patio, Vaulted Ceiling |
|----------|-----------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Partial, See Remarks      |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood                    |
| Exterior Features | Private Setting         |
| Construction      | Wood                    |
| Foundation        | Insulated Concrete Form |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 72              |
| Zoning         | Zone 70         |

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