

\$1,285,000 - 44 50322 Rge Road 10, Rural Parkland County

MLS® #E4455027

\$1,285,000

4 Bedroom, 4.00 Bathroom, 1,871 sqft

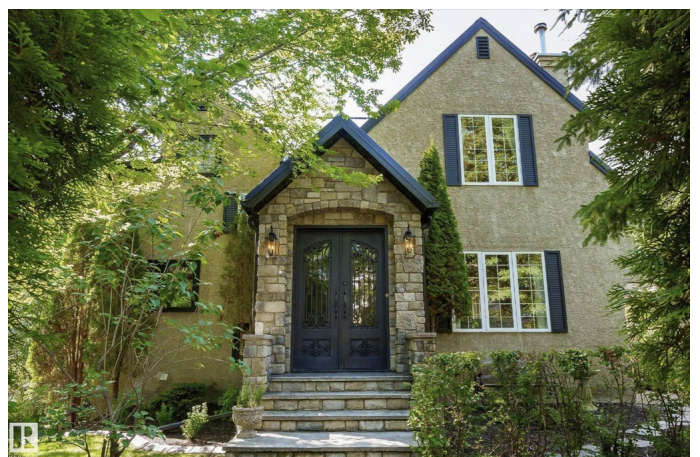
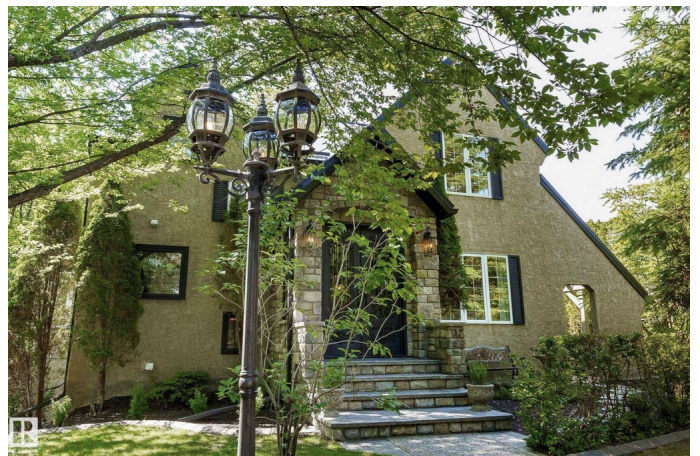
Rural on 1.36 Acres

Beau Rand Estates, Rural Parkland County, AB

BACKING THE RIVER! MASSIVE HEATED SHOP! One-of-a-kind property nestled on 1.36 acres, a rare blend of natural beauty, thoughtful design & functional living! Every inch of this beautifully crafted home reflects quality & character with Artisan touches, exposed beams, quality stone work & traditional finishes that create a warm & inviting atmosphere. Stunning open concept living space anchored by large windows that frame the serene views & fill the home with tons of natural light. The architecture seamlessly blends rustic charm with refined elegance making it ideal for both living & entertaining. Fully equipped for a self-sufficient lifestyle with a well-built greenhouse, chicken coops, fruit trees, 2 firepits, pond & ample space to garden. Spacious detached garage includes charming carriage home - perfect for guests, extended family or rental potential. Additionally 25x35 shop offers endless possibilities for hobbyists, business owners or extra storage. Come enjoy the peace & tranquility of Country living!

Built in 2001

Essential Information



MLS® #	E4455027
Price	\$1,285,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	1,871
Acres	1.36
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	44 50322 Rge Road 10
Area	Rural Parkland County
Subdivision	Beau Rand Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2A1

Amenities

Features	Deck, Fire Pit, Gazebo, Greenhouse, Hot Tub, No Smoking Home, Open Beam, Patio, Sunroom, Vinyl Windows, Walk-up Basement, Workshop, Natural Gas BBQ Hookup
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No

Back Lane, Private Setting, Ravine View, River View, Vegetable Garden

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed August 28th, 2025

Days on Market 1

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 August 29th, 2025 at 4:18pm MDT