

# **\$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
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### 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 1

Zoning Zone 90

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