

Courtesy Of Kerry R Pfannmuller Of Century 21 Leading

# **\$424,649 - 128 53304 Rge Road 30, Rural Parkland County**

MLS® #E4429967

**\$424,649**

4 Bedroom, 1.50 Bathroom, 1,438 sqft

Rural on 2.99 Acres

Meso West I, Rural Parkland County, AB

Welcome to this stunning 1,438 sq. ft. bungalow with WALK OUT BASEMENT , a perfect blend of comfort and potential, nestled in a tranquil setting surrounded by mature trees. This amazing home features an exceptional open floor plan that invites warmth and relaxation with vaulted ceilings and the spacious living room, complete with a wood-burning fireplace. The huge eat in country kitchen boasts ample space and a walk-in pantry, perfect for hosting family gatherings. There are 3+1 generous bedrooms, including a primary suite w 2 pc ensuite and a spacious walk-in closet. The basement has the 4th bedroom, den and potential for theater room, the exterior door leads directly to the beautiful backyard, where you can enjoy a cozy firepit area surrounded by nature. The property is enhanced by a picturesque park-like circular driveway in the front, with water feature visited by deer, ducks, and the occasional moose, adding to the magic. New shingles & eavestroughs installed in the fall 2024.

Built in 1979

## **Essential Information**

MLS® #

E4429967



Price	\$424,649
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,438
Acres	2.99
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	128 53304 Rge Road 30
Area	Rural Parkland County
Subdivision	Meso West I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E2

### Amenities

Features	Ceiling 10 ft., Deck, Fire Pit, R.V. Storage, Vaulted Ceiling, Walkout Basement, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Hillside, Low Maintenance Landscape, Private Setting
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 10th, 2025

Days on Market                11

Zoning                            Zone 70

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Listing information last updated on April 20th, 2025 at 10:17pm MDT