

# \$175,000 - 835 53222 Rge Rd 272, Rural Parkland County

MLS® #E4455497

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,208 sqft  
Single Family

Parkland Village, Rural Parkland County,  
Alberta

\*1207 sqft \*3 Bedrooms \*2 Baths \* Totally  
Renovated 2025 \*Brand New \*Shingles  
\*Windows \*Furnace \*Hot Water Tank \*Vinyl  
Plank Flooring \*\*Appliances \*Kitchen  
(Cabinets, Waterfall Countertop, Sink, Faucet  
& Taps, Hardware, Tile Back Splash) \*2 Fully  
Renovated Bathrooms \*Fully Painted \*Interior  
Doors \*Interior Lighting/Ceiling Fans \*Exterior  
Lighting \*Deck & Porch Railings/Stain \*Vinyl  
Side Skirting \*Keyless Entry on All Exterior  
Doors. New Owner & Pets need approval from  
Park Management. A Community Fire Hall and  
Volunteer Fire Department \* Community  
Centre \* Parkland Village Elementary School  
(K-6) \* Before & After School Care \* 3 Large  
Playgrounds \* Picnic Areas. 5m Access to  
Spruce Grove's Amenities \* 5m Access to  
Yellowhead Hwy (16). \*Ready to Move In  
\*Quick Possession! Don't blink twice or  
this beauty will be GONE (id:6289)

Built in 1990

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4455497  |
| Price          | \$175,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Square Footage | 1,208     |



|            |               |
|------------|---------------|
| Year Built | 1990          |
| Type       | Single Family |
| Sub-Type   | Leasehold     |
| Style      | Bungalow      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 835 53222 Rge Rd 272  |
| Subdivision | Parkland Village      |
| City        | Rural Parkland County |
| Province    | Alberta               |
| Postal Code | T7X3R2                |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Playground, Schools, Shopping                           |
| Features  | No back lane, No Animal Home, No Smoking Home, Skylight |
| Parking   | Stall                                                   |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Fan, Hood Fan, Refrigerator, Storage Shed, Stove, Washer |
| Heating      | Forced air                                                                  |
| # of Stories | 1                                                                           |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Noralta Real Estate |
|----------------|----------------------------------|



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