

Courtesy Of Lindsay Mercer Of The Good Real Estate Company

# \$279,000 - 327 53319 Rge Road 31, Rural Parkland County

MLS® #E4455776

**\$279,000**

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Rural on 3.01 Acres

Meso West I, Rural Parkland County, AB

Welcome to your piece of paradise! This 3.01 acre parcel just 18 minutes west of Stony Plain offers fully treed privacy where you can build your dream home or enjoy as is. Situated beside an additional 2 acres of reserve land with no through roads, this location truly gets you away from it all. Large fire pit area and two sheds to store all you need to maintain the property. The long, private driveway has been built up and reinforced, and leads to the 3 bedroom/2 bath mobile home with large deck, built in seating area, fire tables and gazebo. Updates include NEW tin roof in 2021, HWT 2022, 2019 pressure tank, 2023 dishwasher and 2024 stand up freezer. Window updates have started as well! Home is on a bus route so winter snow removal is a priority. Directly north of Cougar Creek golf course, this property is a must see!

Built in 1982

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455776  |
| Price      | \$279,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,120                  |
| Acres          | 3.01                   |
| Year Built     | 1982                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 327 53319 Rge Road 31 |
| Area        | Rural Parkland County |
| Subdivision | Meso West I           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0E3               |

### Amenities

|          |                                                                                            |
|----------|--------------------------------------------------------------------------------------------|
| Features | Deck, Detectors Smoke, Fire Pit, Gazebo, Hot Water Electric, No Smoking Home, R.V. Storage |
|----------|--------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Modular                                             |
| Exterior Features | Golf Nearby, Landscaped, Private Setting, Treed Lot |
| Construction      | Modular                                             |
| Foundation        | Piling                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 63                  |
| Zoning         | Zone 70             |

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 November 5th, 2025 at 5:47am MST