

# **\$1,260,000 - 51531 Highway 770, Rural Parkland County**

MLS® #E4431196

**\$1,260,000**

7 Bedroom, 3.50 Bathroom, 2,948 sqft

Rural on 153.55 Acres

None, Rural Parkland County, AB

This is a 2,948 sq ft bungalow-style single-family home built in 1976. It includes a 984 sq ft in-law suite addition at the rear, completed around 1990. The home sits on a partial, developed basement—note that the in-law suite does not have a basement beneath. Exterior is stucco with asphalt shingle roof. The shingles were replaced in 2008 and appear to be in average overall condition. A large, enclosed sunroom extends off the rear of the home & addition. Main Level has 7 bdrms, 3 full bathrooms, 1 half bath .2 kitchens (one in the main home, one in the in-law suite). Large living room with a stone-faced fireplace, Secondary kitchenette in the in-law suite. Basement is f/f & includes a renovated bathroom. 60' x 150' indoor riding arena and an att'd 32' x 120' barn. The 60' x 150' indoor riding arena and the attached 32' x 120' barn are located in the southwestern corner. LB has not inspected or seen the property as access was denied. All information was taken from the appraiser's notes.



Built in 1976

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4431196    |
| Price    | \$1,260,000 |
| Bedrooms | 7           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,948                  |
| Acres          | 153.55                 |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 51531 Highway 770     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 1X5               |

### Amenities

|                |             |
|----------------|-------------|
| Features       | See Remarks |
| Parking Spaces | 7           |

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-2, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood                                              |
| Exterior Features | Corner Lot, Cross Fenced, Golf Nearby, Landscaped |
| Construction      | Wood                                              |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

Days on Market 15

Zoning Zone 90

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Listing information last updated on April 30th, 2025 at 9:47pm MDT