

# \$424,999 - 5 53407 Rge Road 30, Rural Parkland County

MLS® #E4454659

**\$424,999**

3 Bedroom, 2.00 Bathroom, 1,361 sqft

Rural on 3.16 Acres

Canterbury Estates, Rural Parkland County,  
AB

This is your chance to own a beautifully treed and landscaped 3.16-acre property, offering peace, privacy, and room to grow—just 10 minutes from Alberta Beach and Stony Plain, with easy access to Cougar Creek Golf Course. Built in 2000 with an addition completed in 2005, this charming 1,360 sq ft home features an open-concept layout that blends modern style with comfortable living. The spacious kitchen and living areas are perfect for entertaining or simply relaxing in nature’s tranquility. Step outside to enjoy a lush garden area, mature trees, and plenty of space for outdoor activities or future projects. The tandem garage provides ample room for vehicles, tools, or recreational gear. Whether you're a first-time home buyer or simply looking to escape the city and enjoy nature’s peace, this property offers incredible potential in a quiet, natural setting.

Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454659  |
| Price      | \$424,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,361                  |
| Acres          | 3.16                   |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5 53407 Rge Road 30   |
| Area        | Rural Parkland County |
| Subdivision | Canterbury Estates    |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0H0               |

### Amenities

|          |                             |
|----------|-----------------------------|
| Features | Deck, Fire Pit, Front Porch |
|----------|-----------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Partial, Unfinished       |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood                                                         |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, Not Fenced, Treed Lot |
| Construction      | Wood                                                         |
| Foundation        | Concrete Perimeter, Piling                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 70           |

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