

\$369,900 - 301, 53310 Range Road 275, Rural Parkland County

MLS® #E4440555

\$369,900

2 Bedroom, 1.00 Bathroom, 2,085 sqft

Rural on 3.01 Acres

Westbrook Crescents, Rural Parkland County, AB

Welcome to one of the best opportunities this year to build or remodel your dream home at an affordable price! Located just 4 minutes north of Spruce Grove and 13 minutes to Edmonton, this 3-acre parcel offers the perfect balance of city convenience and private acreage living. Set among mature trees, the property features a rare artesian well and fiber optic TV and internet service already available on site. A renovation project was started and includes 32 installed screw pilings for expanding the home's footprint, along with a brand-new electrical panel (yet to be installed), giving you the flexibility to complete the reno or start fresh with a full rebuild. Additional property highlights include: Detached double car garage, Greenhouse, storage shed, and dog run. Massive, well-maintained garden and cleared lawn area on the west side with water access and hose bib. Don't miss this opportunity to create the home and lifestyle you've been dreaming of!

Built in 1973

Essential Information

MLS® #

E4440555



Price	\$369,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,085
Acres	3.01
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	301, 53310 Range Road 275
Area	Rural Parkland County
Subdivision	Westbrook Crescents
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3V8

Amenities

Features	Dog Run-Fenced In, Greenhouse
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Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Private Setting, Schools, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Piling

Additional Information

Date Listed	June 5th, 2025
Days on Market	2

Zoning

Zone 70

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Listing information last updated on June 7th, 2025 at 2:02pm MDT