

\$2,499,000 - 1 52225 + 52217 Rge Road 273, Rural Parkland County

MLS® #E4408292

\$2,499,000

4 Bedroom, 4.50 Bathroom, 3,925 sqft

Rural on 21.08 Acres

Happy Acres, Rural Parkland County, AB

This uniquely magical 21 acre country estate, is the heart of Happy Acres. A true stand alone property where dreams of a self-sustaining homestead flourish & the opportunities for a self-run business are endless & nearly turn key. Nestled on lush farmland, this exquisite, picturesque property offers a rare blend of natural beauty & practical charm that is difficult to find. Wander through the meticulously maintained landscape surrounding the stunning modern farmhouse, which seamlessly blends contemporary elegance w/ timeless charm. Discover an open-concept main living area that exudes warmth & sophistication, w/ feat. such as hand-scraped hardwood floors; soaring 17' vaulted ceilings; a kitchen that is equipped w/ a top-of-the-line appliance package, granite counters, custom cabinets, & a stone range hood. A total of 4.5 baths, 2+2 bedrooms & expansive bsmt level. Dont miss the incredible 1 bed/1 bath legal suite above the triple garage; barn; storefront; & acres of gardens that await your imagination.

Built in 2009

Essential Information

MLS® # E4408292

Price \$2,499,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,925
Acres	21.08
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1 52225 + 52217 Rge Road 273
Area	Rural Parkland County
Subdivision	Happy Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R6

Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Greenhouse, Parking-Extra, Patio, Wall Unit-Built-In, Wet Bar
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Private Setting, Subdividable Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 27th, 2024
Days on Market	204
Zoning	Zone 90

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 April 18th, 2025 at 10:47pm MDT