

# **\$450,000 - 31 50529 Rge Road 21, Rural Parkland County**

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MLS® #E4416428

**\$450,000**

2 Bedroom, 2.00 Bathroom, 2,668 sqft

Rural on 2.08 Acres

Twin Ravines, Rural Parkland County, AB

**SUPER UNIQUE, EFFICIENT, & RUSTIC**  
straw bale & clay-built barn-style home with 2668 sq.ft, 2 bedrooms, 2 bathrooms, and a 12x30ft deck. This property is a painstaking labor of love where the owners used 650 wheat straw bales, 6000 tons of pottery clay (23" thick walls), and 12000 board feet of rough-cut spruce lumber; no drywall. You can see the love and artistry throughout with the adobe feel, sculptures, and cute eclectic touches. For heating, there is radiant & in-floor on the main, and a wood stove with heat recovery ventilators in the loft. Two lots are included in this sale (2.08 acres) allowing another residence to be built next door. Plus, there's a 16x48ft heated insulated shop, a 3500 gallon cistern, 10ft main/14ft loft ceilings, concrete pad with 6" of Styrofoam insulation, and it backs onto Crown land with an easy hike to the river. There is also a cabin bunkie and a double-wide used as a greenhouse that can stay for an additional \$50K (or it will be removed). Come see this one of a kind home!



Built in 2006

## **Essential Information**

MLS® #                    E4416428

Price                      \$450,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,668
Acres	2.08
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	31 50529 Rge Road 21
Area	Rural Parkland County
Subdivision	Twin Ravines
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2N4

### **Amenities**

Features	Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Open Beam, Vaulted Ceiling
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### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	See Remarks
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, No Through Road, Not Fenced
Construction	See Remarks
Foundation	Slab

### **Additional Information**

Date Listed	December 20th, 2024
Days on Market	120
Zoning	Zone 90



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Listing information last updated on April 19th, 2025 at 5:47am MDT