

Courtesy Of Brian R Ray Of Exp Realty

## **\$324,900 - 8 52324 Rge Road 25, Rural Parkland County**

MLS® #E4420844

**\$324,900**

2 Bedroom, 1.50 Bathroom, 1,099 sqft

Rural on 0.40 Acres

Star Lake, Rural Parkland County, AB

This beautiful bungalow style modular home shows great. It features many upgrades which include a very nice kitchen with raised eating bar, pantry, cabinets, large corner window & garden door to a large partially covered multi-level deck with hot tub. The large master bedroom has a walk-in closet and 2 pc ensuite. Recent improvements are new siding, new furnace, new hot water tank, new flooring, new paint, new counter tops, new septic pump, heat tape installed on all water & sewer lines for better winter protection. The home underbelly has been resealed. The lot is the biggest in the cul-de-sac and backs onto a treed park reserve. Located only 50 meters from Star Lake with reserve access to the water. Great lake view. Plenty of room for big garage or shop. Home is heated with propane but the natural gas line runs right by the lot for easy hookup. Gorgeous landscaping with brick retaining wall. Shingles were replaced approx 7 yrs ago. Only 15 mins to Stony Plain, 35 mins to Edmonton on good paved highways

Built in 2001

### **Essential Information**

MLS® # E4420844

Price \$324,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,099
Acres	0.40
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8 52324 Rge Road 25
Area	Rural Parkland County
Subdivision	Star Lake
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2M3

### **Amenities**

Features	Deck, Hot Tub
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Lake View, Landscaped, Private Setting, Treed Lot, Partially Fenced
Construction	Modular
Foundation	Preserved Wood

### **Additional Information**

Date Listed	February 5th, 2025
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Days on Market 59

Zoning Zone 90

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Listing information last updated on April 5th, 2025 at 12:47pm MDT