

Courtesy Of Taras Chmil Of MaxWell Polaris

# **\$369,800 - 126 53304 Range Road 30, Rural Parkland County**

MLS® #E4423936

**\$369,800**

4 Bedroom, 2.00 Bathroom, 1,213 sqft  
Rural on 3.01 Acres

Meso West I, Rural Parkland County, AB

Welcome to the Meso West Community; minutes from Highway 16 and the Golf Course Cougar Creek. This lovely treed acreage has a home where you enter into a living room that has large sunny window and flows to the kitchen with island, lots of cabinets, large dining area for the family and opens to the rear deck. In the lower level there is a cozy family room with a games area for a office or play area and a 4th bedroom. The primary bedroom has an en suite bathroom and closet for clothing and accessories, the other two bedrooms have closets, natural light windows and down the hall is a 4 piece bathroom. The home offers 3+1 bedrooms, 2 bathrooms, a basement with utility, storage, closets areas and can be developed for more working space. This acreage gives you lots of outdoor living with the rear deck overlooking the treed lands. A double garage and shed gives lots of storage. Some upgrades newer pressure tank; furnace 2015+/-; Shingles House 2007+/- & Garage 2023+/-; some Windows 2010+/-, Microwave 2024+/-

Built in 1978

## **Essential Information**

MLS® #                    E4423936



|                |                        |
|----------------|------------------------|
| Price          | \$369,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,213                  |
| Acres          | 3.01                   |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 126 53304 Range Road 30 |
| Area        | Rural Parkland County   |
| Subdivision | Meso West I             |
| City        | Rural Parkland County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7Y 0E2                 |

### **Amenities**

|          |                        |
|----------|------------------------|
| Features | Deck, Storage-In-Suite |
|----------|------------------------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, See Remarks         |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood                     |
| Exterior Features | Schools, Shopping Nearby |
| Construction      | Wood                     |
| Foundation        | Concrete Perimeter       |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 3rd, 2025 |
|-------------|-----------------|

Days on Market 11  
Zoning Zone 70



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Listing information last updated on March 14th, 2025 at 12:02pm MDT