

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**

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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
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### **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
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Days on Market 10  
Zoning Zone 70



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Listing information last updated on March 13th, 2025 at 4:02pm MDT