



GRASSROOTS
REALTY GROUP

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#2 53220 Range Road 263
Rural Parkland County, Alberta

MLS # A2347513



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,320 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, RV Access/Parking		
Lot Size:	1.03 Acres		
Lot Feat:	Conservation, Corner Lot, Creek/River/Stream/Pond, Environmental Reserve,		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	16-53-26-W4
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Vinyl Windows		

Inclusions: N/A

RARE & PRIVATE OASIS on 1 acre of land Overlooking Lois Hole Provincial Park with Stunning Views of Big Lake in Parkland County and only a 2-minute commute to Edmonton City Limits!! This corner-lot acreage pairs Country Privacy with City Convenience. The 3-bed, 3-full-bath home has a fully finished basement, has a 220 outlet for a stove providing an option for a 2nd kitchen if you choose. The property is Perfectly set up for anyone with RVs, Toys Etc with two oversized 32' x 24' garages (natural-gas heated shop) and plenty of room to park and play. The property is on municipal sewer, with water supplied by two cisterns (3,000 gallon total capacity). Close to multiple recreational parks, trails and Golf Courses, Lois Hole Centennial Provincial Park, plus fishing and kayaking right at your back door.