

\$3,700,000 - 53204 & 53224 Rge Rd 12, Rural Parkland County

MLS® #E4424419

\$3,700,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Rural Parkland County, AB

The 1st property includes 121.21 acres and features a 1,680 sq ft modular home with a wraparound deck offering stunning views. It includes a 42' x 60' heated shop, a 60' x 80' cold storage facility with a gravel floor, a 36' x 120' commodity shed, two 24' x 50' hay sheds, and two 25,000-bushel steel grain bins with aeration floors. Its central feature is a 220' diameter roundhouse incorporating the Grandin livestock handling system. The 2nd property spans 148.4 acres and is impressive with a nearly completed 19,250 sq ft genetics facility equipped with livestock pens and an outdoor sorting & holding area. It boasts a 2nd 220' diameter roundhouse with a Grandin system, extensive, comprehensive power and water services, and an all-weather road system. The parcel includes lush arable farmland and open seeded pasture. Both properties combined offer extensive site services, reliable infrastructure, and versatile features ideal for agricultural needs, creating a complete and adaptable package.

Built in 2019

Essential Information

MLS® # E4424419



Price	\$3,700,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Land Commercial
Status	Active

Community Information

Address	53204 & 53224 Rge Rd 12
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0B9

Exterior

Exterior	Modular
Construction	Modular

Additional Information

Date Listed	March 5th, 2025
Days on Market	57
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 8:02am MDT