

# \$255,000 - 12 53504 Rge Road 14, Rural Parkland County

MLS® #E4423286

**\$255,000**

2 Bedroom, 1.00 Bathroom, 1,236 sqft  
Rural on 2.21 Acres

Cherlyn Heights, Rural Parkland County, AB

Welcome to Cherlyn Heights, this 3 bedroom 1 bath, 2.2 ACRE PROPERTY WRAPPED IN TREES is conveniently located minutes from the Chickakoo recreation area, only 13 minutes to Stony Plain and 22 minutes to Edmonton and THERE IS PAVEMENT THE WHOLE WAY TO THE SUBDIVISION. This property comes with an OVERSIZED HEATED DOUBLE GARAGE (28x26) and a private camping area with firepit. There is also plenty of storage and there is a front porch and back deck for your outdoor entertainment along with plenty of space to have a huge garden and some chickens!!

Built in 1976

## Essential Information

MLS® #	E4423286
Price	\$255,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,236
Acres	2.21
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family



Style Bungalow  
Status Active

### Community Information

Address 12 53504 Rge Road 14  
Area Rural Parkland County  
Subdivision Cherlyn Heights  
City Rural Parkland County  
County ALBERTA  
Province AB  
Postal Code T7Y 0B5

### Amenities

Features Deck, Front Porch  
Parking Spaces 20

### Interior

Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Modular  
Exterior Features Backs Onto Park/Trees, Fenced, No Through Road, Private Setting, Rolling Land  
Construction Modular  
Foundation See Remarks

### Additional Information

Date Listed February 28th, 2025  
Days on Market 42  
Zoning Zone 70  
Foreclosure Yes  
RE / Bank Owned Yes

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