

# \$434,800 - 53026 Highway 31, Rural Parkland County

MLS® #E4428022

**\$434,800**

5 Bedroom, 3.50 Bathroom, 2,551 sqft

Rural on 3.66 Acres

Singing Hills Estates, Rural Parkland County,  
AB

Tucked away in Singing Hills Estates, just 1.5 km west of Seba Beach, this charming 5-bedroom, 2-story home offers a blend of modern living and potential. Moved onto a new basement in 2019, the main floor features a bright open living room, a cozy den, and an open kitchen with a large island. The primary bedroom on this floor includes an ensuite and offers a unique opportunity as it can be transformed into a hot tub room or a home office with an attached bathroom and storage area. The 2nd floor has four bedrooms, (1 ensuite), as well as a upstairs laundry room & a 4-piece bathroom. The basement is unfinished. Additionally, the property includes a double garage and an original residence that has been converted into a workshop. This space could potentially be restored to serve as a second residence or provide additional garage space. Several photos of the property are virtually staged, giving you a glimpse of its potential. Come check it out!

Built in 1974

## Essential Information

MLS® #	E4428022
Price	\$434,800
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,551
Acres	3.66
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	53026 Highway 31
Area	Rural Parkland County
Subdivision	Singing Hills Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### **Amenities**

Features	Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, R.V. Storage, Skylight, Vaulted Ceiling, Wood Windows, Workshop
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Level Land, No Back Lane, Private Setting, Recreation Use, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning Zone 93

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