

# \$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	42
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 April 16th, 2025 at 1:02pm MDT