

# **\$2,390,000 - 52003 Rge Road 273, Rural Parkland County**

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MLS® #E4439275

**\$2,390,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Rural Parkland County, AB

146.42 Acres 6 Minutes South of Spruce Grove on the Corner of Two High Traffic, Paved Roads, Highway 627 & Range Road 273 (Golden Spike Rd). This Could be The Perfect Location For Your New Business. 60X40 Shop W/a Huge Mezzanine W/Office Space. Beautiful 2019 Sq Ft Custom 2002 Built Bungalow Features: 5 Bedrooms 3 Bathrooms, Open Concept, Chef's Kitchen W/Gas Stove, Huge Walk Through Pantry, Lg Dining Area W/Access to the Huge Deck, Lg Living Rm W/Fireplace, King Primary Bedroom W/Separate shower, Soaker Tub & Walk In Closet. Main & Lower Floor Laundry. Fully Dev Basement Includes a Huge Rec Room, Fireplace, 3 Bedrooms, a 5 pc Bathroom, & Garage Access to the Basement. Dbl Att Garage, RV Parking W/Power, Fenced Yard, Access Gate, & 2 Driveway Accesses. The Home Could Be Your Living Quarters Or Turned Into Office Space For Your Business. This Busy, High Traffic Location Would be The Perfect Location For a Gas Station W/Restaurant W/Plenty of Land Left for Other Business Ventures W/Parkland County Approval.

Built in 2002

## **Essential Information**



MLS® #	E4439275
Price	\$2,390,000
Bathrooms	0.00
Acres	0.00
Year Built	2002
Type	Land Commercial
Status	Active

### Community Information

Address	52003 Rge Road 273
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R7

### Exterior

Exterior	Stone, Vinyl, Wood Frame
Construction	Stone, Vinyl, Wood Frame

### Additional Information

Date Listed	May 29th, 2025
Days on Market	73
Zoning	Zone 90

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Listing information last updated on August 10th, 2025 at 8:47pm MDT