

## **\$1,129,000 - 46 Rosenthal Way, Rural Parkland County**

MLS® #E4427953

**\$1,129,000**

5 Bedroom, 3.50 Bathroom, 2,068 sqft

Rural on 11.14 Acres

None, Rural Parkland County, AB

3 minute drive to Stony Plain, this stunning 11.14 acre fenced and cross fenced property features a charming country-style home. Imagine owning a spacious residence with ample land for horses, cows and more. Truly a rare find! Additionally, there is a 42' x 66' shop/barn with 4 stalls and two roll up doors (8' and 14'). The beautiful two storey house, complete with dormers and double attached heated garage, offers a total of 4 bedrooms, 3.5 baths and a fully developed walk out basement (that could be changed to an income or mother in law suite). The spacious kitchen has all upgraded appliances, quartz counters, a good sized eating area PLUS a cozy sitting space with fireplace. There is also a main floor office, livingroom and dinette. Too many extras and features to mention it all here. Come see for yourself. Welcome home!

Built in 1993

### **Essential Information**

MLS® #	E4427953
Price	\$1,129,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,068



Acres	11.14
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	46 Rosenthal Way
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Z 2S1

### Amenities

Features	Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Patio, Exterior Walls 2"x8"
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 28th, 2025
Days on Market	25
Zoning	Zone 90

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