

# \$550,000 - 7112 Range Road 522, Rural Parkland County

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MLS® #A2234130

**\$550,000**

5 Bedroom, 4.00 Bathroom, 2,163 sqft  
Agri-Business on 158.96 Acres

NONE, Rural Parkland County, Alberta

158.96 Acres with Home in Parkland County, AB.

Â This property will be sold via RESERVED Auction through Team Auctions from Sept. 9-11, 2025. The reserve price is set at \$550,000. Bidding will take place online at the Team Auctions website, where full auction terms and conditions are available. Please note: the reserve price is not the listing price, and the final sale price will be determined through the auction process.

Located in the scenic countryside of Parkland County. Just 10 minutes south of Evansburg this diverse 158.96-acre property offers space, income potential, and natural beauty.

The 1980s-built home was moved onto the property around 2013 and features a spacious layout across three levels, including a walk-out lower level. The main level offers a sunken living room, office-room, an oak kitchen with updated appliances, and a cozy wood stove (plus natural gas heating). Ceramic tile and carpet flooring. Â Upstairs, you will find three bedrooms, a full 4-piece bath. The primary suite has a large ensuite and walk-in closet. The lower level includes a second wood stove, plumbing rough-ins, and in-floor heatingâ€”ready to be finished as you wish.



A self-contained 2-bedroom suite with separate entrance offers additional space and income potential (rented for \$1,500/month). Please note: the suite is not currently a legal suite, and prospective buyers are advised to consult with the local municipality regarding permitted use and requirements for compliance.

Utilities are available for further expansion, with water and power ready for multiple hydrants.

The land itself is a blend of hayable acreage (+/- 20 acres), recreational terrain, trees, and wildlife habitat, frequented by elk, deer, and even the occasional bear. A portion is leased for oil production, generating \$ 3,200.00 in annual revenue. Additional features include:

Attached double heated garage.

Natural gas BBQ and hot tub hookups

Laundry/mudroom with 2-piece bath

Wood and forced-air heat + newer Lennox furnace.

Roof shingles and vinyl siding, approx. 12 years old.

Septic tank and field (approx. 10 years old)

Drilled well (approx. 10 years old)

Automatic solar-powered gates

Several potential campsite areas for up to 8-10 stall sites for RVs or campers

Whether you are looking for a peaceful rural homestead, recreational escape, or a property with serious potential—this is one to see.

The property is being sold via Team Auctions.

## Essential Information

MLS® #                   A2234130

Price                     \$550,000

Bedrooms               5

|                |               |
|----------------|---------------|
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,163         |
| Acres          | 158.96        |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7112 Range Road 522   |
| Subdivision | NONE                  |
| City        | Rural Parkland County |
| County      | Parkland County       |
| Province    | Alberta               |
| Postal Code | T0E 0S0               |

### Interior

|            |                                                   |
|------------|---------------------------------------------------|
| Appliances | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
|------------|---------------------------------------------------|

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 25th, 2025           |
| Days on Market | 62                        |
| Zoning         | AGG - Agricultural Genera |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Real Estate Centre - Coaldale |
|----------------|-------------------------------|

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