

## **\$498,000 - 28646 Osborne Drive, Rural Parkland County**

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MLS® #E4424054

**\$498,000**

3 Bedroom, 2.00 Bathroom, 1,350 sqft

Rural on 4.42 Acres

Osborne Acres, Rural Parkland County, AB

Located in the established rural subdivision of OSBORNE ACRES, this 4.42 acre parcel is ONLY 10 minutes to Edmonton and is the perfect place to call home. The 1,348 sf bungalow features an open plan that provides 3 bedrooms, a large living room/dining room, newer laminate flooring, and a spacious kitchen with lots of cabinets and countertop space. The property also includes a garage with an attached carport and a storage shed/workshop. The home is minutes to the Wagner Natual Area, Spruce Grove, and the location provides easy access to both the Devon and Yellowhead Highways. Hard to find 4.5 acres only 10 minutes from Edmonton.

WORK IN THE CITY...LIVE IN THE QUIET AND PRIVATE COUNTRY.



Built in 1964

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4424054  |
| Price          | \$498,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,350     |
| Acres          | 4.42      |
| Year Built     | 1964      |

|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 28646 Osborne Drive   |
| Area        | Rural Parkland County |
| Subdivision | Osborne Acres         |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 6E4               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Private Setting |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 73              |
| Zoning         | Zone 90         |

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Listing information last updated on May 15th, 2025 at 1:17am MDT