

## **\$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
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### 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 12:47am MDT