

\$225,000 - 12 Balsam Avenue, Parkland

MLS® #A2185480

\$225,000

3 Bedroom, 1.00 Bathroom, 1,411 sqft

Residential on 0.58 Acres

NONE, Parkland, Alberta

This property is all about opportunity and potential. Situated in the hamlet of Parkland, this 0.58-acre lot offers expansive prairie views and a chance to create something truly unique. Whether you're looking for space to spread out or an exciting project, this large lot is the perfect starting point.

The 1,400 sq. ft. - 3 bedroom home requires a complete update, but it has significant potential. At this price point, it's a rare find offering great value for the size of the lot and home.

Key Features:

• Spacious Lot: 0.58 acres, providing ample space for future plans.

• Convenient Location: Only 45 minutes to South Calgary, 10 minutes to Nanton, and 40 minutes to the Rocky Mountains.

• Low Property Taxes: Enjoy the benefits of low property taxes compared to larger municipalities.

• Independent Utilities: The property includes its own well and septic system for self-sufficiency.

This is your chance to create a dream home or an excellent investment. With vision and effort, this property could become something truly special.

Built in 1940

Essential Information



MLS® #	A2185480
Price	\$225,000
Sold Price	\$212,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,411
Acres	0.58
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	12 Balsam Avenue
Subdivision	NONE
City	Parkland
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1V0

Amenities

Parking Spaces	4
Parking	Driveway, Garage Faces Front, Off Street, RV Access/Parking, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Dryer, Freezer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cleared, See Remarks, Views
Roof	Asphalt

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 23rd, 2025
Date Sold	March 28th, 2025
Days on Market	64
Zoning	Improved residential / si
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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