

# **\$1,038,000 - 1 53526 Rge Road 273, Rural Parkland County**

MLS® #E4422795

**\$1,038,000**

4 Bedroom, 3.00 Bathroom, 1,584 sqft

Rural on 3.00 Acres

None, Rural Parkland County, AB

Out of Subdivision & pavement to the driveway! Only Minutes to Spruce Grove. Fenced & Cross Fenced. Vaulted Ceilings - Open Concept, family room open to the dining area. Kitchen with granite countertops, large Island, walk in Pantry. Family room with a Cozy Wood-Burning Fireplace finished with stacked rock. Den/Flex room on the main floor that could be used as a 3rd bedroom. Primary bedroom with a 4 piece ensuite, Jacuzzi tub, walk-In Closet, Laundry Chute! Basement finished with a Recreation room, 2 Large Bedrooms, Craft room. Laundry plus a 3 piece bath. Front Veranda 5x39 ft & Covered Rear Deck 21x12 w/ Gas BBQ line. Triple 36x28 Garage has 220AMP, Hot/Cold Water, Double & Single Doors, front & rear man doors. SHOP! Metal Clad 40x50 Shop w/ 12x14 Overhead Door, Mezzanine, 220AMP (x2) Power, Floor Drain. Tastefully Landscaped, RV parking, & Much more. So many possibilities being out of a subdivision.

Built in 2004

## **Essential Information**

MLS® #	E4422795
Price	\$1,038,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,584
Acres	3.00
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	1 53526 Rge Road 273
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R9

### **Amenities**

Features	Deck, Detectors Smoke, No Smoking Home
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	56
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 10:47pm MDT