

Courtesy Of Jordan W Ceh and Alex J Poratto Of Century 21 Masters

# \$638,000 - 8 53306 Rge Road 20, Rural Parkland County

MLS® #E4428204

## \$638,000

4 Bedroom, 3.00 Bathroom, 1,512 sqft

Rural on 3.01 Acres

Winfield Heights (Parkland), Rural Parkland County, AB

Come make your Acreage Dream a Reality!! Three acres of unparalleled privacy and seclusion perched on a small hill at the end of the road and only minutes to Stony Plain. There's just the right amount of manicured lawn, a beautifully finished covered deck, large shed, matching playhouse, 28' x 25' heated garage and even more storage in the 20' converted sea can! The air-conditioned 4 bedroom, 3 bath home doesn't disappoint either featuring vaulted ceilings in the huge eat-in kitchen and great room complete with gas fireplace. A walk-in closet, and full ensuite highlight the large primary bedroom and beds 2 and 3 are also on the main level sharing the 4 piece main bath. The walkout basement was recently completed as well. There's a spacious bedroom adjacent to the 3rd full bath complete with heated floors and a custom tile shower, and plenty of room for entertaining or kids activities. Plus, the walls were spray foamed & the ceiling was insulated for sound! Opportunity knocks.

Built in 2002

## Essential Information

MLS® # E4428204

Price \$638,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,512                  |
| Acres          | 3.01                   |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 8 53306 Rge Road 20         |
| Area        | Rural Parkland County       |
| Subdivision | Winfield Heights (Parkland) |
| City        | Rural Parkland County       |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T7Y 0C4                     |

### **Amenities**

|          |  |
|----------|--|
| Features | Air Conditioner, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows |
|----------|--|

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Cul-De-Sac, Hillside, No Through Road, Private Setting, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 29th, 2025 |
|-------------|------------------|

Days on Market 6

Zoning Zone 70

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Listing information last updated on April 4th, 2025 at 10:47am MDT