

Courtesy Of Jeremy J Amyotte Of Real Broker

# \$995,000 - 14 53504 Rge Road 280, Rural Parkland County

MLS® #E4418828

**\$995,000**

6 Bedroom, 5.00 Bathroom, 3,115 sqft  
Rural on 3.51 Acres

Parkview Estates (Parkland), Rural Parkland County, AB

Minutes from Spruce Grove, this unique acreage features a 3115 sq ft bungalow divided by the main house being 1800 sq ft with a walkout basement & a 1315 sq ft guest house, giving flexibility for either a massive home, guest suite, bed and breakfast, AirBNB, or in-law suite. Situated on 3.5 acres, the land is reminiscent of being in Jasper Park Lodge with a horse set up to the north and a spectacular yard to the south, complete with stone surround firepit area, a gazebo, and a spectacular open space surrounded by tree perimeter and sprinkled with massive trees inside. The main house offers 3 large bedrooms up and a walkout basement with gym and theatre, plus access to a greenhouse from the bedroom. The guest house is wheelchair accessible with 2 large bedrooms and separate laundry. Updates throughout the years including new kitchen, siding, eaves, retaining walls, and more. There are 2 garages, each 24 x 24ft, one with radiant heating and one full concrete on 5 walls. This home is truly a must see.



Built in 1976

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4418828               |
| Price          | \$995,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,115                  |
| Acres          | 3.51                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 14 53504 Rge Road 280       |
| Area        | Rural Parkland County       |
| Subdivision | Parkview Estates (Parkland) |
| City        | Rural Parkland County       |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T7X 3V6                     |

### **Amenities**

|          |   |
|----------|---|
| Features | Fire Pit, Front Porch, Gazebo, Guest Suite, See Remarks |
|----------|---|

### **Interior**

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

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood                      |
| Exterior Features | Cross Fenced, See Remarks |
| Construction      | Wood                      |
| Foundation        | Concrete Perimeter        |

### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 71

Zoning Zone 70

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Listing information last updated on April 3rd, 2025 at 2:32am MDT