

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
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Suite	Yes
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      93  
Zoning                Zone 70

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