

Courtesy Of Jazmin K Laframboise Of Exp Realty

## \$675,000 - 4 54113 Rge Road 13, Rural Parkland County

MLS® #E4426429

**\$675,000**

5 Bedroom, 3.00 Bathroom, 1,592 sqft

Rural on 3.04 Acres

Parkland Heights, Rural Parkland County, AB

This is the private acreage for your family that you've been looking for! This 3.04 treed corner lot is conveniently located just 15 min north of Stony Plain in Parkland Heights. You will LOVE how quiet it is and how gorgeous it is in the summer with all the green trees! Just under 3200sf total living space this property features 4 beds on the main floor, a 5th in the basement and you can easily add a 6th if needed! The main floor is bright and features vaulted ceilings in the kitchen/dining space. Both the main and ensuite bathrooms have been recently renovated! You'll also find a large main floor laundry room with a sink & room for storage. The basement is a forced walkout and has a kitchenette, great for multigenerational living or if you've got older teens. There is a wood burning fireplace on the main and a wood stove in basement to keep you cozy all winter. Oversized heated garage with asphalt driveway! Lots of other upgrades done & close to Muir Lake School!

Built in 1992

### Essential Information

MLS® #	E4426429
Price	\$675,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,592
Acres	3.04
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4 54113 Rge Road 13
Area	Rural Parkland County
Subdivision	Parkland Heights
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0J2

### **Amenities**

Features	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, Walkout Basement
Parking Spaces	10

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Schools, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
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Days on Market 15

Zoning Zone 70

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