

# \$799,999 - 49 53122 Range Road 14, Rural Parkland County

MLS® #E4426619

**\$799,999**

3 Bedroom, 3.00 Bathroom, 2,151 sqft  
Rural on 1.68 Acres

Hidden Valley Estates, Rural Parkland County,  
AB

A beautiful, spacious walkout bungalow situated on 1.6 acres of land close to Stony Plain, Spruce Grove, & Edmonton awaits your family! Your sizable kitchen with plenty of cabinet and cupboard space is perfect for all of your culinary needs. Retreat to your primary bedroom at the end of the day and enjoy the gorgeous views of your abundant yard! You're covered no matter the season thanks to your air conditioning and in-floor heating. Head downstairs to your basement with an exercise room, another bedroom, and a generous, undeveloped recreation space which offers flexibility for many different uses! Your covered back deck extends from the breakfast nook, overlooking stunning greenery and lush surroundings. Your attached quad garage with a heated bay is ideal for vehicles and seasonal toys like boats and snow mobiles. If you want the quiet comfort of country residential living while still being near major towns, this thoughtfully designed bungalow is the perfect place to call home.

Built in 2007

## Essential Information

MLS® #                      E4426619



Price	\$799,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,151
Acres	1.68
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	49 53122 Range Road 14
Area	Rural Parkland County
Subdivision	Hidden Valley Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T3

### **Amenities**

Features	Air Conditioner, Detectors Smoke, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Hillside, Low Maintenance Landscape, Sloping Lot, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 14

Zoning Zone 90

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