

\$799,000 - 34 51514 Rr261, Rural Parkland County

MLS® #E4430924

\$799,000

5 Bedroom, 2.50 Bathroom, 3,552 sqft

Rural on 3.00 Acres

Fleming Park, Rural Parkland County, AB

Beautiful gated 3 acre 5 bedroom acreage with 60x30' shop 3 minutes from west Edmonton. Pavement right to your door this private acreage has been owned by the family since new in 1975. Many updates include: new paint, flooring, shingles, windows, furnace, hot water tank, air conditioning, radiant heat in garages and shops and too much more to list. Fenced in property that's great for the home based business. Main floor consists of kitchen, dining room, living room, guest washroom, den, family room, work shop/gym/ office. 2nd floor has 4 bedrooms including primary bedroom with 3pc en-suite and another 4 pc bathroom. Basement has family room, bedroom, storage room, cold room and utility room. Shop out back has 12' doors and a 2 post car lift that's included. Room for the horse and chickens you always wanted along with a large garden and green house. Additional out building and space for RV's and machinery. Backing on to farmer's field your secluded yet a 3 minute drive to Tim Hortens.

Built in 1975

Essential Information

MLS® # E4430924

Price \$799,000

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,552
Acres	3.00
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	34 51514 Rr261
Area	Rural Parkland County
Subdivision	Fleming Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1B3

Amenities

Features	Detectors Smoke, Fire Pit, Greenhouse, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed April 15th, 2025

Days on Market 6

Zoning Zone 90

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