

Courtesy Of Heather McLellan Of Exp Realty

# **\$859,900 - 45 53522 Rge Road 272, Rural Parkland County**

MLS® #E4443311

**\$859,900**

4 Bedroom, 2.50 Bathroom, 2,553 sqft

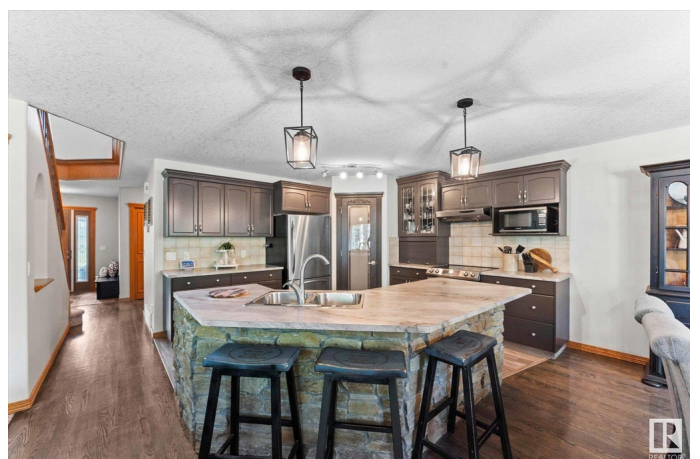
Rural on 2.22 Acres

Century Estates (Parkland), Rural Parkland County, AB

Welcome to your dream acreage in Century Estates! This stunning custom-built 2-storey home boasts 2,552 sq ft of luxurious living space, featuring 4 spacious bdrms upstairs—ideal for families. Located just 6 min north of Spruce Grove & a mere 15 min to West Edmonton, you'll enjoy the perfect blend of tranquility & convenience. Step inside to discover a massive primary complete w/cozy fireplace & huge ensuite, perfect for relaxation. The main flr offers a separate laundry rm, walk-through pantry, bright office space, & an extra sitting rm w/huge windows. Freshly painted throughout w/some upgraded flooring, this home is move-in ready! Stay comfortable yr-round with A/C, in-floor heat, & beautiful slate & hardwood finishes. Triple attached garage provides ample space for vehicles, while the outdoor area features a hot tub & huge deck, perfect for entertaining. Surrounded by a fully treed landscape, a retreat area in the trees is cleared for your enjoyment. This is the perfect acreage you've been waiting for!

Built in 2005

## **Essential Information**



MLS® #	E4443311
Price	\$859,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,553
Acres	2.22
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	45 53522 Rge Road 272
Area	Rural Parkland County
Subdivision	Century Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3N2

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Tub
----------	---

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, No Through Road, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        23  
Zoning                    Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 12th, 2025 at 1:17am MDT