

# **\$849,000 - 53215a Rge Road 13, Rural Parkland County**

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MLS® #E4456571

**\$849,000**

6 Bedroom, 2.50 Bathroom, 3,158 sqft

Rural on 6.46 Acres

None, Rural Parkland County, AB

Built in 2015, this spacious home offers 3,157 sq ft, plus a walkout basement, set on 6.46 acres outside of a subdivision, with a private, treed yard for peace and seclusion. The main floor begins with a large entryway leading to a living room with a potential fireplace, a formal dining area overlooking the yard, and a chef's kitchen with solid wood, soft-close cabinetry, and granite countertops. A second living room with floor-to-ceiling windows floods the home with natural light, while an oak railing staircase leads to an upper walkway overlooking the living room below. Bathrooms are finished with granite, complementing the quality throughout. The oversized garage measures 28'11" x 41'3". Mechanical highlights include dual furnaces, two A/C units, HRV for fresh airflow, in-floor heating in both basement and garage, plus a hot water tank and on-demand system for endless supply. With thoughtful updates, this property offers tremendous potential to become your family's long-term dream home.

Built in 2015

## **Essential Information**

MLS® # E4456571

Price \$849,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,158                  |
| Acres          | 6.46                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53215a Rge Road 13    |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0C1               |

### Amenities

|          |                                         |
|----------|-----------------------------------------|
| Features | Air Conditioner, Deck, Walkout Basement |
|----------|-----------------------------------------|

### Interior

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

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood                                                  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape |
| Construction      | Wood                                                  |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 11                  |

## Zoning

## Zone 70

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