

# **\$1,190,000 - 51004 Rge Road 263, Rural Parkland County**

MLS® #E4422394

**\$1,190,000**

6 Bedroom, 3.50 Bathroom, 3,063 sqft

Rural on 5.82 Acres

None, Rural Parkland County, AB

Discover this beautiful custom ICF bungalow, offering 3,062 sq ft of living space on 5.82 acres, just outside Devon with views of the North Saskatchewan River. Featuring 6 bedrooms, 3.1 bathrooms, and a large open basement with heated floors, this home is designed for comfort and style. The main floor boasts 14' ceilings, a chef's kitchen with island, eating bar, gas countertop stove, double ovens, and walk-in pantry, 3 large sized of bedroom and an office. The master suite includes a 5-piece ensuite and walk-in closet. Additional features include a formal dining area, living room, and sitting room, all with gas fireplaces. Gleaming 1" American Cherry hardwood floors complete the space. The Basement offers a large family room, 3 bedrooms, a 5-piece bath, and heated floors. Outside, enjoy a 25' x 25' covered deck, 2 storage buildings, and mature trees. Located minutes from Devon, the International Airport, and West Edmonton, this property offers privacy with easy access to amenities.

Built in 2007

## **Essential Information**

MLS® # E4422394

Price \$1,190,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,063                  |
| Acres          | 5.82                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 51004 Rge Road 263    |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1E2               |

### **Amenities**

|          |   |
|----------|---|
| Features | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Hot Water Instant, Insulation-Upgraded, Parking-Extra, R.V. Storage, Exterior Walls 2"x12", 9 ft. Basement Ceiling |
|----------|---|

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | ensuite bathroom         |
| Heating           | See Remarks, Natural Gas |
| Fireplace         | Yes                      |
| Stories           | 1                        |
| Has Basement      | Yes                      |
| Basement          | Full, See Remarks        |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood                                    |
| Exterior Features | No Through Road, Treed Lot, See Remarks |
| Construction      | Wood                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 21st, 2025

Days on Market                70

Zoning                            Zone 90

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Listing information last updated on May 2nd, 2025 at 9:02pm MDT