

Courtesy Of Chris Mooney Of Greater Property Group

# **\$958,000 - 56 53217 Rge Road 263, Rural Parkland County**

MLS® #E4427306

**\$958,000**

5 Bedroom, 3.50 Bathroom, 1,901 sqft

Rural on 0.60 Acres

Lake Ridge Estates, Rural Parkland County, AB

Acreage living just minutes from Edmonton! This custom-built executive home is being offered by the original owner and boasts all of the features of acreage living without a commute, and municipal services! Flanked by his and hers double garages, this beautiful 5 bedroom home was built to last! Enjoy morning coffee on the upper deck backing on to the beautiful yard which is only surpassed by the extensive concrete patio off the walk-out basement which features a hot tub, fire pit and an outdoor metal fireplace. The open main floor includes 3 big bedrooms, a large living area, an extensive breakfast bar and a lovely dining area overlooking the yard. The spacious basement includes a bar, 2 large bedrooms and a huge rec. room. One of the largest lots in the subdivision, this 0.6 acre spread also boasts an above-ground swimming pool, surrounded by another deck for those who prefer to tan. A unique opportunity to enjoy all the benefits of acreage life with municipal services and without the long commute!

Built in 2007

## **Essential Information**

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Price	\$958,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.60
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	56 53217 Rge Road 263
Area	Rural Parkland County
Subdivision	Lake Ridge Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3G2

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Deck, Hot Tub, Pool-Outdoor, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
Parking Spaces	12

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Landscaped, Paved Lane, Private Setting, Shopping Nearby, Sloping Lot

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 25th, 2025
Days on Market	38
Zoning	Zone 70

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