# \$919,900 - 56 53217 Rge Road 263, Rural Parkland County

MLS® #E4435233

# \$919,900

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**

MLS® # E4435233

Price \$919,900

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, Ceiling 10 ft., Deck, Hot Tub, Patio, Pool-Outdoor, Vinyl

Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup

Parking Spaces 12

# Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Finished

#### **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 May 6th, 2025

Days on Market 166

Zoning Zone 70

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