

# **\$615,000 - 116 53413 Rge Road 30, Rural Parkland County**

MLS® #E4444477

**\$615,000**

5 Bedroom, 3.50 Bathroom, 1,482 sqft

Rural on 3.76 Acres

Canterbury Estates, Rural Parkland County, AB

Welcome to country living! Nestled in Canterbury Estates on a beautifully treed and private 3.76-acre lot, this 1,482 sq ft raised bungalow offers the perfect family lifestyle. With 5 bedrooms and 3.5 bathrooms, there's space for everyone. The open-concept main floor is ideal for both everyday living and entertaining. The primary bedroom is large enough for a king sized bed and has a 4 piece ensuite. Enjoy the outdoors with mature trees, gorgeous perennials, a garden area, and plenty of room to explore. The property includes a 28 x 23 heated detached garage which is perfect for storing toys or working on projects year round. Located just minutes from Cougar Creek Golf Course, Alberta Beach, 20 minutes to Spruce Grove and 30 minutes to the west end of Edmonton, this is the best of acreage living with easy access to amenities. Don't miss your chance to call this peaceful retreat home!

Built in 2005

## **Essential Information**

MLS® #	E4444477
Price	\$615,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,482
Acres	3.76
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	116 53413 Rge Road 30
Area	Rural Parkland County
Subdivision	Canterbury Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0E4

### Amenities

Features	Deck, Fire Pit, See Remarks
----------	-----------------------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	7

## 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 2nd, 2025 at 11:03pm MDT