

# **\$987,995 - 3 53105 Rge Road 15, Rural Parkland County**

MLS® #E4445979

**\$987,995**

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Rural on 3.11 Acres

Roslaire Estates, Rural Parkland County, AB

Ultimate Acreage just minutes from Stony Plain! Situated on 3.11 acres of rolling land; beautifully landscaped, this property features 3 bedroom and 2.5 bath WALKOUT bungalow, oversized triple attached garage, massive shop with HOIST and 2 piece bath, RV shelter and other outbuildings for extra storage. Upon entering the front door, you will immediately notice rich hardwood floors, open concept living, custom built in wall unit in living room and windows overlooking the back yard! Take the hallway and find a huge laundry room, half bath, storeroom and the primary bedroom oasis including 4piece ensuite and walk-in closet. Enjoy the extra space from the fully developed basement that features a family room, 2 more bedrooms, full bath and large utility room. Like to enjoy summers relaxing outside...Enjoy front veranda with stamped concrete, large deck off the dinning room or the patio area from the basement! Paved to house, shop and RV Shelter! Garden and fruit tress. Easy Access to Hwy 16 and Hwy 16A.

Built in 2007

## **Essential Information**

MLS® # E4445979

Price \$987,995

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,495
Acres	3.11
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3 53105 Rge Road 15
Area	Rural Parkland County
Subdivision	Roslaire Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2E4

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Walkout Basement, Wall Unit-Built-In, Workshop
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Hillside, Landscaped, Rolling Land, Schools, Shopping Nearby, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 7

Zoning Zone 90

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Listing information last updated on July 11th, 2025 at 5:47am MDT