

# **\$785,000 - 8 53212 Rge Road 15, Rural Parkland County**

MLS® #E4454913

**\$785,000**

6 Bedroom, 2.50 Bathroom, 1,259 sqft

Rural on 3.51 Acres

Eden Park Estates, Rural Parkland County, AB

Unique acreage built to entertain. Updated walk out Bi-Level has open kitchen, dining & living area with large island, butlers pantry, wood fireplace & custom hardwood floors. Master bedroom with 2pc ensuite, 2 additional bedrooms & full bath. 3 season sunroom off kitchen leads to upper deck. Lower level has new carpet throughout, family room (ready for direct vent fireplace), 3 bedrooms (not closets) & 3pc bath, laundry room, cold room & walkout onto concrete patio with built in wood storage & wired for hot tub. Large heated shop has 14' overhead door, mezzanine, 220v & Mancave at back with bar, gas fireplace, security system & back covered deck. Triple det. garage is heated and has single carport with 8' overhead door for storage & att. heated greenhouse with water. Added features: Drilled well + cistern, Cabin with power & wood stove, heated outhouse with heated seat, seacan party shack with roll up window by massive firepit, secured electric gate, galvanized fencing (incl. dog run) & much more!

Built in 1979

## **Essential Information**

MLS® #	E4454913
Price	\$785,000
Bedrooms	6



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	3.51
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	8 53212 Rge Road 15
Area	Rural Parkland County
Subdivision	Eden Park Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C3

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Greenhouse, Hot Water Natural Gas, Party Room, R.V. Storage, Secured Parking, Sunroom, Walkout Basement, Wet Bar, Workshop
Parking Spaces	10

### 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	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Treed Lot, Vegetable Garden
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 25th, 2025

Days on Market                3

Zoning                            Zone 70

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