

# \$849,000 - #2 51504 Rge Road 264, Rural Parkland County

MLS® #E4419002

## \$849,000

4 Bedroom, 3.00 Bathroom, 2,163 sqft  
Rural on 3.31 Acres

Falcon Hill, Rural Parkland County, AB

Private 2163 sqft spacious custom 2 storey home, nestled on 3.31 Acres in a quiet cul de sac. Walk out basement, rap around deck, vaulted ceilings, 4 bedrooms, 3 bathrooms, oversized heated attached garage, with beautiful views surrounded by pastures and trees only 12 mins to Edmonton, 10 mins to Devon. The home has a gas fireplace and woodburning fireplace. The property is fully fenced with a pond and a horse shelter. The custom drilled well allows access to fresh water year round, with over 600 gallons. The home is equipped with an updated filtration system softener & pressure tank. Built in filter system in the kitchen for drinking water. Lot of updates done, new roof with 30 years warranty(2022), septic tank, pipes, new pump & alarm (Nov 2024). Furnace cleaning was done (Nov 2024),new flooring in walkout basement (Jan 2025). A firepit is nearby the house, lots of space for entertainment.

Built in 1999

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4419002  |
| Price     | \$849,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,163                  |
| Acres          | 3.31                   |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | #2 51504 Rge Road 264 |
| Area        | Rural Parkland County |
| Subdivision | Falcon Hill           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1E3               |

### **Amenities**

|                |             |
|----------------|-------------|
| Features       | See Remarks |
| Parking Spaces | 4           |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood                                   |
| Exterior Features | Cul-De-Sac, Flat Site, Private Setting |
| Construction      | Wood                                   |
| Foundation        | Wood                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 78                 |

## Zoning

## Zone 90

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Listing information last updated on April 11th, 2025 at 12:32am MDT