

Courtesy Of Sarah R Warrener Of RE/MAX Excellence

# \$1,099,900 - 67 53130 Rge Road 13, Rural Parkland County

MLS® #E4424088

**\$1,099,900**

3 Bedroom, 3.50 Bathroom, 3,303 sqft  
Rural on 0.28 Acres

Hubbles Lake, Rural Parkland County, AB

EXCLUSIVE opportunity to own luxury, lake-front property on Hubbles Lake - renowned for it's spring fed, crystal clear waters. Experience ultimate, year round lakefront living in this 3200 sq ft, elegantly renovated home. Featuring a gourmet kitchen with double islands, a butlers pantry, a gas stove + pot filler, set in a sprawling open-concept kitchen & living area, perfect for hosting. The lake views from kitchen & living area, are unbeatable, perfected by a beautiful stone-facing wood fireplace. Upstairs offers 3 generously sized bedrooms, two with private balconies, a cathedral cieling bonus room/4th bedroom, & a beautiful 4 piece bath. The primary features a gas fireplace, a separate sitting area and the ensuite of your DREAMS with luxury steam shower. The spacious, WALKOUT basement is an entertainers dream with vinyl plank flooring, a gas fire place, full bar/kitchen, and a 3 piece bath. Imagine working from home in your lake-view, main floor office? Convenient location, 5 minutes to town & schools!

Built in 1993

## Essential Information

MLS® #                    E4424088



|                |                        |
|----------------|------------------------|
| Price          | \$1,099,900            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,303                  |
| Acres          | 0.28                   |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 67 53130 Rge Road 13  |
| Area        | Rural Parkland County |
| Subdivision | Hubbles Lake          |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2T2               |

### **Amenities**

|                |  |
|----------------|--|
| Features       | Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Dog Run-Fenced In, Lake Privileges, Parking-Extra, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, Wet Bar |
| Parking Spaces | 6  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Heating           | Fan Coil, In Floor Heat System, Natural Gas |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                              |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Fenced, Hillside, Lake Access Property, Lake View, Landscaped, Level Land, |

Private Setting, Schools, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 38

Zoning Zone 90

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Listing information last updated on April 12th, 2025 at 7:32am MDT