

# \$650,000 - 70 53417 Rge Road 14, Rural Parkland County

MLS® #E4426797

## \$650,000

4 Bedroom, 3.50 Bathroom, 1,163 sqft  
Rural on 3.09 Acres

Hycrest Place I, Rural Parkland County, AB

Bi-level with attached double garage (22Wx26L, heated, 220V) and SHOP (42Wx60L, heated, 220V, bathroom, laundry, kitchen & living space) on 3.09 acres in Hycrest Place I subdivision, only 10 minutes northwest of Stony Plain. The house boasts 2,310 square feet of total living space. On the upper level: cozy living room with wood-burning fireplace, spacious L-shaped kitchen with built-in dishwasher, dining room with deck access, 2 full bathrooms and 3 bedrooms including the owner's suite with 3-pc ensuite. On the lower level: family room with a second fireplace, large recreation room, laundry room, 3-pc bathroom, storage room and mudroom with back patio access. The enormous shop with 800 sqft of living space features a full kitchen, living room, bedroom, 3-pc bathroom & laundry room. The tree-lined property is partially fenced and features out buildings such as a large Quonset, woodshed and storage shed. Fantastic location near Chickakoo Lake Rec Area, easy access to Yellowhead and only 20 mins to Edmonton!



Built in 1979

## Essential Information

MLS® # E4426797

Price	\$650,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,163
Acres	3.09
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	70 53417 Rge Road 14
Area	Rural Parkland County
Subdivision	Hycrest Place I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0B5

### **Amenities**

Features	Deck, Detectors Smoke, Dog Run-Fenced In, Gazebo, R.V. Storage, Walkout Basement
Parking Spaces	8

### **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, Corner Lot, Fenced, Golf Nearby, No Back Lane, Schools, Shopping Nearby, Treed Lot

Construction Wood  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 14  
Zoning Zone 70

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