

Courtesy Of Stacey B Diederich and Cindy Dyrland Of RE/MAX River City

# \$635,000 - 20 53127 Rge Road 12, Rural Parkland County

MLS® #E4427654

**\$635,000**

4 Bedroom, 3.00 Bathroom, 1,785 sqft

Rural on 4.18 Acres

Glory Hills Estates (Parkland), Rural Parkland County, AB

Welcome home to this peaceful countryside living situated in desirable Glory Hills Estates awaits you & your family! This beautiful bungalow with WALKOUT basement and detached 24X30 heated garage on 4.18 acres is less than 10 minutes from Stony Plain. Main floor features HUGE open concept Livingroom/dining area with patio access, wood burning fireplace, soaring vaulted ceilings, kitchen with oak cabinets, oversized mudroom, generous laundry room, main bath with double sinks & 4 bedrooms! The primary suite has double closets (one walk in) & a 3pc ensuite. Newly renovated lower level has 3 additional rooms, large living area with pool table, four-piece bathroom & furnace room with tons of storage. Outside you will find an automatic gate with video surveillance, 24X24 shed, wrap around patio, hot tub & fire pit. The large yard surrounded by mature trees provides plenty of privacy & RV parking. Easy access to Yellowhead, HWY 16 & only 20 minutes to Edmonton! This property is a must see!!

Built in 1976

## Essential Information



MLS® #	E4427654
Price	\$635,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,785
Acres	4.18
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	20 53127 Rge Road 12
Area	Rural Parkland County
Subdivision	Glory Hills Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T1

### Amenities

Features	Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, Parking-Extra, Patio, R.V. Storage, Vaulted Ceiling, Walkout Basement, See Remarks, Natural Gas BBQ Hookup
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	Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, No Back Lane,

See Remarks

Construction

Wood

Foundation

Concrete Perimeter

### **Additional Information**

Date Listed

March 27th, 2025

Days on Market

8

Zoning

Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 7:17am MDT