

Courtesy Of Adrienne Carlton Of Exp Realty

# **\$814,900 - 21 53304 Rge Road 15, Rural Parkland County**

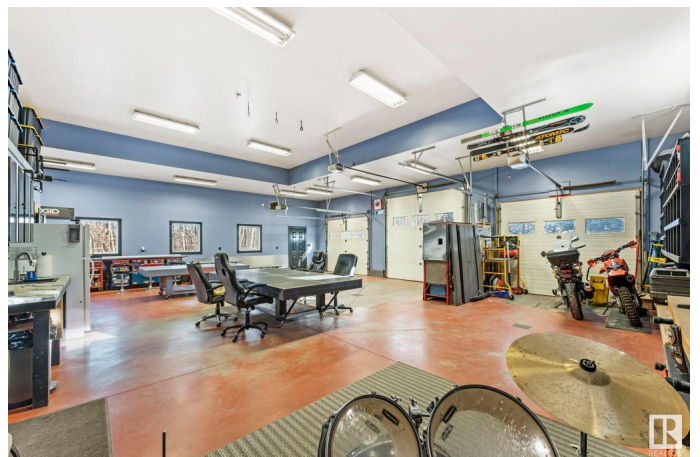
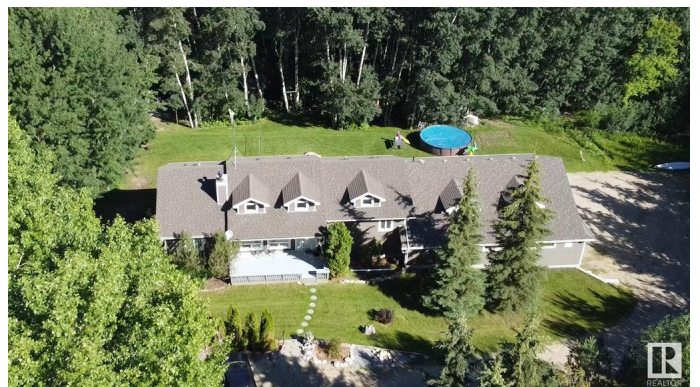
MLS® #E4428034

**\$814,900**

6 Bedroom, 4.50 Bathroom, 1,577 sqft  
Rural on 1.41 Acres

Bridgewater Properties, Rural Parkland County, AB

Custom built, original owners, beautifully maintained walkout Bungalow, with over 3400 sq ft of living space. 1.4 acres, backing onto environmental reserve! Radiant in floor heating throughout main floor, bsmt and shop. ICF foundation and 79gal HWT. Spacious open main level, with vaulted ceilings & tons of light! 6 bdrms (3 up, 3 down) & 4 full bath. Garden doors off dining area lead to your 40 ft deck. Lovely primary bdrm with vaulted ceiling, walk-in closet & 4 piece spa like En-suite. Cozy family room with a wet bar and wood burning fireplace built with stones from the Rocky Mountains. Approx 1300 sq ft shop is a dream, featuring: 3 floor drains, coffered ceilings, 1/2 bath, laundry sink, bar sink, washer rough in, ice maker valve, 2- 8â€™™ and 1- 10â€™™ overhead door, exhaust ventilation system, 6 inch concrete, hot & cold taps in one of the bays. 10 min west of Stony Plain, 30 min to Edmonton. With walking trails behind, this secluded oasis is a must see!



Built in 2002

## **Essential Information**

MLS® # E4428034  
Price \$814,900

Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	1,577
Acres	1.41
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	21 53304 Rge Road 15
Area	Rural Parkland County
Subdivision	Bridgewater Properties
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C3

### **Amenities**

Features	Deck, Fire Pit, Front Porch, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, See Remarks, HRV System
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### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Water
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning Zone 70

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Listing information last updated on April 3rd, 2025 at 2:02am MDT