

## **\$750,000 - 6 51513 Rge Rd 265, Rural Parkland County**

MLS® #E4442311

**\$750,000**

5 Bedroom, 3.00 Bathroom, 1,447 sqft

Rural on 2.99 Acres

Ridgewood Estates, Rural Parkland County,  
AB

Nestled on 2.99 acres & loved by the original owner, this meticulously cared-for 1,447 sf bi-level offers a unique blend of privacy and convenience. Step inside & the inviting entry welcomes you to either level. Upstairs, a bright living room features a gas insert in brick hearth, seamlessly connecting to the dining rm and kitchen, where scenic views complement your morning coffee. Step onto the large rear deck overlooking firepit area & private yard. Down the hall are 3 bdrms & a 4-pc bath; the primary suite having it's own 3-pc ensuite. Venture downstairs to a cozy family room/rec area with a wood-burning fireplace, bar, and walkout. 2 additional bedrooms offer flexibility, 1 perfect for an office or retreat, complete with daylight windows. A bonus in the 3-pc bathroom includes a cedar sauna! Outside, the paved driveway leads to the oversized attached garage & a 28x52 shop w/electric baseboard in storage rm w/ mezz & a main-space wood stove for extra heat in winter. You will love to call this home.

Built in 1976

### **Essential Information**

MLS® # E4442311

Price \$750,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,447
Acres	2.99
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	6 51513 Rge Rd 265
Area	Rural Parkland County
Subdivision	Ridgewood Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1E3

### Amenities

Features	Deck, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Walkout Basement, Workshop, See Remarks
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### 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	Golf Nearby, Landscaped, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 11th, 2025

Days on Market 5

Zoning Zone 90

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