

## **\$797,500 - 26 53503 Rr 274, Rural Parkland County**

MLS® #E4446075

**\$797,500**

5 Bedroom, 3.50 Bathroom, 1,888 sqft

Rural on 3.78 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Fronting environmental reserve with no neighbours in sight sits a 5 bedroom, 4 bathroom, 1800sq.ft fully finished 2 storey home. Attached is a triple car heated garage and steps away is another detached triple shop! This 3.7 acre property is located just minutes North of Spruce Grove on paved roads in Fernwood Estates. The home is ready to welcome its new family for years to come and is designed to impress with soaring 17 ft ceilings upon entry with expansive windows showcasing the views of the landscape and mature trees. The main floor features the kitchen, dining, living and a spacious mudroom w/ laundry keeping the mess of acreage life contained. Upstairs offers 2 bedrooms and main bath as well as a primary retreat w/ 5 pce ensuite and WIC. The basement has 2 additional bedrooms and a rec. room perfect for family movie night! Outside is partially fenced and ready to bring your acreage dreams to life from campfires to horses and hobby farm plans! Welcome to country living, welcome home.

Built in 1998

### **Essential Information**

MLS® # E4446075

Price \$797,500



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,888
Acres	3.78
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	26 53503 Rr 274
Area	Rural Parkland County
Subdivision	Fernwood Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R9

### **Amenities**

Features	Air Conditioner, Deck, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Park/Reserve, Private Setting, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 8

Zoning Zone 70

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