

# **\$679,900 - 13 53327 Rge Road 15, Rural Parkland County**

MLS® #E4446220

**\$679,900**

5 Bedroom, 3.00 Bathroom, 1,380 sqft

Rural on 3.30 Acres

Northridge Meadows, Rural Parkland County, AB

WAIT TO YOU SEE THE VIEW OFF YOUR BACK DECK... This 5 bedroom - 3 bathroom Bi-Level(walk out basement )boasts over \$150,000 worth of upgrades in 2012 (boiler/hotwater tank in 2021) . Walk in to the grand entrance and notice the hardwood flooring and spacious living room with wood burning fire place. The dining area walks out to the south facing cedar deck. The Kitchen is enormous including the eat -up peninsula ... granite counter tops and Cabinets galore with some unique features any Chef would appreciate. Down the hall a master suite complete with 3pc bath and walk in closet and another bedroom and 3pc. bath. Down stairs 3 more bedrooms with 3pc bath and family room with walk out deck to the hot tub plus a rec. room complete with pool table. Air conditioning is a great touch!! The attached garage is heated and insulated plus a large parking pad and area for the RV. There is also a large gravel area for a future shop if needed. Just north of Hwy #16 on RR 15.... WHAT A GREAT LOCATION !!

Built in 1980

## **Essential Information**



MLS® #	E4446220
Price	\$679,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,380
Acres	3.30
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	13 53327 Rge Road 15
Area	Rural Parkland County
Subdivision	Northridge Meadows
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C3

### Amenities

Features	Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 6th, 2025

Days on Market 6

Zoning Zone 70

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Listing information last updated on July 11th, 2025 at 10:17pm MDT