

# **\$780,000 - 52 53521 Rge Road 272, Rural Parkland County**

MLS® #E4446630

**\$780,000**

4 Bedroom, 3.00 Bathroom, 1,446 sqft

Rural on 2.32 Acres

Century Estates East, Rural Parkland County, AB

Located 3 miles north of Spruce Grove, this 2.32 acre property hosts a fully finished 1440 sq ft bungalow with a triple attached (31'x27') heated garage. The main level greets you with a great room concept kitchen, living, dining area with plenty of natural light. The kitchen has slate tile flooring surrounded by hardwood in the living and dining area, island with sink & dishwasher, plenty of cabinets & counter area along with a corner pantry, stainless appliances & gas insert fireplace. Completing the main level is a den/office, primary bedroom & 3pc ensuite bath (steam shower), 2nd bedroom, 4pc common bath & mudroom to the garage (laundry hook up available). The basement is fully finished with a large family room, 2 generous sized bedrooms, 3 pc common bath, laundry room with under stair storage & mechanical room with high efficient furnace, new hwt, infloor heat system, pressure tank for the cistern (3500 gallons) & additional storage. A must see, wonderful property!

Built in 2006

## **Essential Information**

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Price	\$780,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,446
Acres	2.32
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	52 53521 Rge Road 272
Area	Rural Parkland County
Subdivision	Century Estates East
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3M5

### **Amenities**

Features	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	Landscaped, Level Land
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 9th, 2025

Days on Market 12

Zoning Zone 70

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Listing information last updated on July 21st, 2025 at 3:02am MDT