

## \$794,900 - 53004 Rge Road 13, Rural Parkland County

MLS® #E4450610

**\$794,900**

4 Bedroom, 3.50 Bathroom, 1,943 sqft

Rural on 12.65 Acres

None, Rural Parkland County, AB

Nestled on 12.65 private acres, this beautifully crafted WALK OUT BUNGALOW offering the perfect blend of warmth, and rustic elegance, is waiting for your Finishing Touches!! Boasting 1,900 Sq Ft of thoughtfully designed living space, this home features 4 beds plus a den - perfect for families, or those seeking space and versatility. Vaulted ceilings, expansive windows, earthy V/P flooring and a stunning stone-faced fireplace anchors the main living area with cozy charm. The chefs kitchen with S/S appliances, wet island & eat up breakfast bar connects to an OVERSIZED PANTRY & mudroom w/ tons of storage for backpacks and more! The Primary suite highlights a dual-sided F/P with a 5pc ensuite, walk in closet, & a potential laundry chute. Downstairs.. The Partially finished basement features a Rec room w/ roughed in woodstove, dry bar and fridge, 3 spacious bdrms and 2 more additional 5pc baths! Outside, a treehouse, for the kids PLUS.. a 28 X 38 WORKSHOP WITH IN FLOOR HEATING so you can work all year round!

Built in 2013

### Essential Information

MLS® # E4450610

Price \$794,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,943
Acres	12.65
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	53004 Rge Road 13
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T2

### **Amenities**

Features	Fire Pit, Front Porch, Workshop
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Private Setting, Stream/Pond, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 31st, 2025

Days on Market 2

Zoning Zone 90

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Listing information last updated on August 2nd, 2025 at 11:02am MDT