

# **\$1,575,000 - 5 51028 Rge Rd 261, Rural Parkland County**

MLS® #E4454087

**\$1,575,000**

4 Bedroom, 2.50 Bathroom, 2,518 sqft

Rural on 2.99 Acres

River View Acres, Rural Parkland County, AB

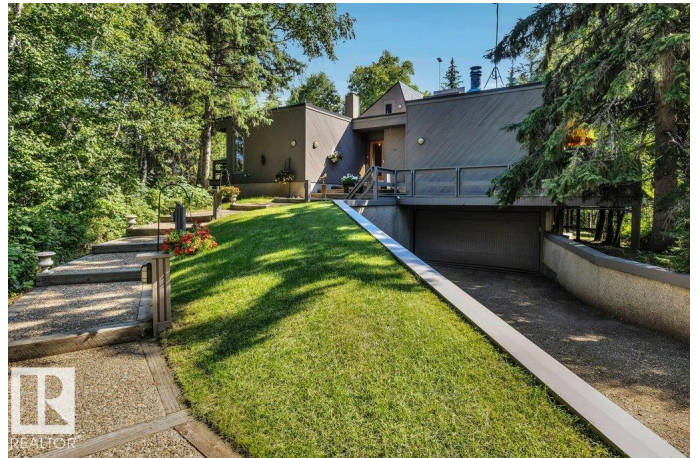
Begin your day & Finish your day with Solace. Find this less than 10 mins from city limits, the N Sask River and Devon. Words really donâ€™t do this home or property justice. You must come see for yourself if you are a serious buyer! Tucked privately away, youâ€™ll believe you are in a different part of the world. Walk into warmth where living, kitchen & dining meet with outdoor deck spaces. 2 bedrooms on the mn flr; primary w/ spa-like ensuite. Pass by office spaces to a loft w/ study & another bed. Downstairs: access to garage, laundry, work room, bedroom w/3 pc ens, sauna, exercise retreat & yes, a squash court/gym. Get creative & rear entry mudroom could even allow for separate suite access. With delineated spaces, everything remains spacious & airy, w/ many access points to the outdoors where you find both obvious and hidden trails. If a shop isnâ€™t enough, find badminton, chess, bocce, tobogganing, hiking, nature and fun. Home, shop & land all â€˜speakâ€™ architecture & there is something for everyone!

Built in 1977

## **Essential Information**

MLS® # E4454087

Price \$1,575,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,518
Acres	2.99
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	5 51028 Rge Rd 261
Area	Rural Parkland County
Subdivision	River View Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1B9

### Amenities

Features	Air Conditioner, Barbecue-Built-In, Deck, Exercise Room, Fire Pit, Front Porch, Hot Tub, No Smoking Home, R.V. Storage, Recreation Room/Centre, Sauna; Swirlpool; Steam, Skylight, Walkout Basement, Workshop, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Solar Equipment
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Low Maintenance Landscape, Picnic Area, Private Setting, Sloping Lot,

	Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 90

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Listing information last updated on August 23rd, 2025 at 6:02pm MDT