

Courtesy Of Craig D Hummel Of RE/MAX River City

\$849,900 - 3 51216 Rge Road 265, Rural Parkland County

MLS® #E4454217

\$849,900

5 Bedroom, 3.50 Bathroom, 2,453 sqft

Rural on 2.97 Acres

Pine Valley Acres, Rural Parkland County, AB

Paradise found! A truly one of a kind property on 2.97 acres backing a nature sanctuary, a mix manicured lawn & trees. 15 minutes to Edmonton. This incredible bungalow has been extensively renovated with granite counter tops, a pot filler & an abundance of cupboard space and storage in the kitchen and walk in pantry, a large dining area leading to raised deck. The primary bedroom features an over sized walk through closet and spa ensuite. The main living area is naturally lit with west facing windows. The walk out basement is both functional & practical with 3 more good sized bedrooms & a large family room for game night! The highlight of this wonderful property is a fully handi-accessssible permitted suite with ramp access & an elevator to all levels of the main home. For the craftsman, tinkerer or home based business everything you need is in the ~1800 sq foot shop with triple garage doors! If you are looking for the convenience of location to the city but privacy and quiet this is the property for you.

Built in 1978

Essential Information

MLS® # E4454217

Price \$849,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,453 |
| Acres | 2.97 |
| Year Built | 1978 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3 51216 Rge Road 265 |
| Area | Rural Parkland County |
| Subdivision | Pine Valley Acres |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Y 1G1 |

Amenities

| | |
|----------|--|
| Features | Detectors Smoke, Parking-Extra, R.V. Storage, Walkout Basement, Workshop, See Remarks, Barrier Free Home |
|----------|--|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Environmental Reserve, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed August 22nd, 2025
Zoning Zone 90

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