

# **\$1,095,000 - 15 53503 Rge Road 274, Rural Parkland County**

MLS® #E4455973

**\$1,095,000**

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Rural on 3.22 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Unique acreage (3.22 acres) with completely renovated 4 bedroom bilevel home, "legal" 3 bedroom Garden Suite, 54'x32' shop (heated, toilet, H&C water, 100 AMP, 14' ceiling & 2x12' doors). The bilevel home features 3 bdrms up & 1 down with the primary bedroom hosting a 3 pc ensuite, 2 full common baths & attached heated 2 car garage. Reno's & improvements to the home include shingles, siding, windows, doors, flooring, paint, baseboards, casings, kitchen cabinets, counters, furnace, HWT, PEX supply lines, A/C, new well & drain field, garden door access to south facing deck with stairs to hot tub & the list goes on! The garden suite (modular) new in 2020 has all permits with Parkland County & was placed on driven piles. Features include spacious kitchen dining & living area, quartz counters, 3 bdrms, 2 baths, sliding door access to deck, septic (pump out) is 2700 gallons. Combined developed living space totals approximately 3565 sq ft. Paved roads & located a short distance north of Spruce Grove.

Built in 1989

## **Essential Information**

MLS® #

E4455973



|                |                        |
|----------------|------------------------|
| Price          | \$1,095,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,366                  |
| Acres          | 3.22                   |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 15 53503 Rge Road 274       |
| Area        | Rural Parkland County       |
| Subdivision | Fernwood Estates (Parkland) |
| City        | Rural Parkland County       |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T7X 3R9                     |

### Amenities

|          |                            |
|----------|----------------------------|
| Features | Deck, Hot Tub, See Remarks |
|----------|----------------------------|

### 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 | Fenced, Landscaped, See Remarks |
| Construction      | Wood                            |
| Foundation        | Concrete Perimeter              |

### Additional Information

Date Listed September 4th, 2025

Days on Market 7

Zoning Zone 70

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Listing information last updated on September 11th, 2025 at 4:33pm MDT