

# **\$879,000 - 22 52212 Rge Road 274, Rural Parkland County**

MLS® #E4439365

**\$879,000**

5 Bedroom, 4.00 Bathroom, 1,765 sqft

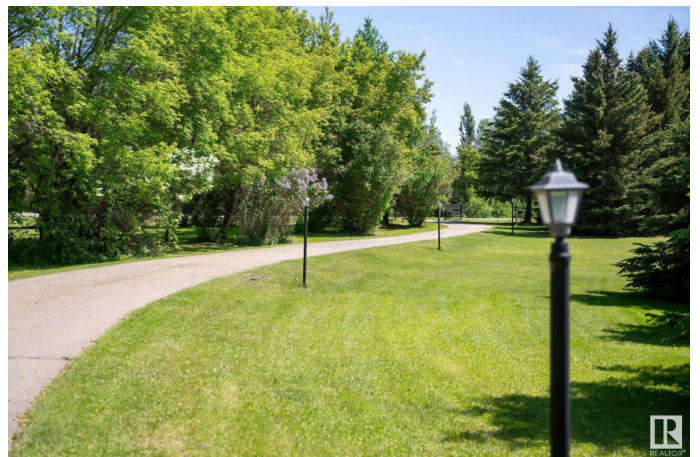
Rural on 4.58 Acres

Garden Grove Estates, Rural Parkland County, AB

Beautifully maintained 4.58-acre property in Garden Grove Estates, just minutes from Spruce Grove and Stony Plain with pavement to the driveway. This 1,765 sq ft walkout bungalow offers 5 bedrooms, 4 bathrooms, 2 flex rooms, vaulted ceilings, southwest exposure, and a fully finished basement with in-floor heating. The custom maple kitchen features a gas stove and corner pantry, and the bright sunroom is perfect for morning coffee. Enjoy an indoor hot tub, two large decks, and serene views. The landscaped, fully fenced yard includes mature trees, perennials, a double attached garage, a 30' x 50' heated shop with 10' door, and a separate welder's shop. Additional highlights include two hot water tanks replaced in 2020, a \$535/month rental income from an Xplornet cell tower on the property, a ride-on John Deere lawn tractor, two small harrows, and a gazebo. Ideal for families or retirees, this move-in ready lake backing acreage offers space, comfort, and exceptional functionality.

Built in 1999

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4439365               |
| Price          | \$879,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,765                  |
| Acres          | 4.58                   |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22 52212 Rge Road 274 |
| Area        | Rural Parkland County |
| Subdivision | Garden Grove Estates  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3T8               |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Sunroom, Walkout Basement, Workshop |
|----------|--|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cross Fenced, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Private Setting, Schools, Treed Lot, See Remarks |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                10

Zoning                            Zone 90

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Listing information last updated on June 9th, 2025 at 7:02pm MDT