

# **\$765,000 - 52 53521 Rge Road 272, Rural Parkland County**

MLS® #E4446630

**\$765,000**

4 Bedroom, 3.00 Bathroom, 1,446 sqft

Rural on 2.32 Acres

Century Estates East, Rural Parkland County, AB

Located 3 miles north of Spruce Grove, this 2.32 acre property hosts a fully finished 1440 sq ft bungalow with a triple attached (31'x27') heated garage. The main level greets you with a great room concept kitchen, living, dining area with plenty of natural light. The kitchen has slate tile flooring surrounded by hardwood in the living and dining area, island with sink & dishwasher, plenty of cabinets & counter area along with a corner pantry, stainless appliances & gas insert fireplace. Completing the main level is a den/office, primary bedroom & 3pc ensuite bath (steam shower), 2nd bedroom, 4pc common bath & mudroom to the garage (laundry hook up available). The basement is fully finished with a large family room, 2 generous sized bedrooms, 3 pc common bath, laundry room with under stair storage & mechanical room with high efficient furnace, new hwt, infloor heat system, pressure tank for the cistern (3500 gallons) & additional storage. A must see, wonderful property!

Built in 2006

## **Essential Information**

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|                |                        |
|----------------|------------------------|
| Price          | \$765,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,446                  |
| Acres          | 2.32                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52 53521 Rge Road 272 |
| Area        | Rural Parkland County |
| Subdivision | Century Estates East  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3M5               |

### Amenities

|          |             |
|----------|-------------|
| Features | 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 | Landscaped, Level Land |
| Construction      | Wood                   |
| Foundation        | Concrete Perimeter     |

### Additional Information

Date Listed July 9th, 2025

Days on Market 39

Zoning Zone 70

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Listing information last updated on August 17th, 2025 at 10:02am MDT