

\$625,000 - 3 53111 Rge Road 30, Rural Parkland County

MLS® #E4450423

\$625,000

3 Bedroom, 3.00 Bathroom, 1,213 sqft

Rural on 3.09 Acres

Spruce Ridge Properties, Rural Parkland County, AB

Experience refined country living in this beautifully appointed 1,200 sq ft walkout bungalow on 3 private, fenced acres. Designed for comfort and function, the open-concept layout features 3 bedrooms, a fully finished walkout basement with summer kitchen possibilities, and one lower-level bedroom and 4pc bathroom. The home is wired for a home theatre, boasts a natural gas range, BBQ gas line, and a brand-new deck for amazing views with elevated outdoor living. The oversized triple garage includes a dedicated electrical panel. Enjoy peace of mind with a 4,200-gallon cistern and new hot water tank. Minutes from Cougar Creek Golf Course, Westhill Equestrian Centre, Wabamun, Alberta Beach, and Stony Plain—this is a rare blend of luxury and lifestyle. Enjoy peace and tranquility with all that nature has to offer, a true must see to be appreciated.

Built in 2006

Essential Information

MLS® #	E4450423
Price	\$625,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,213
Acres	3.09
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3 53111 Rge Road 30
Area	Rural Parkland County
Subdivision	Spruce Ridge Properties
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2M8

Amenities

Features	Deck, Walkout Basement, Wet Bar
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Schools
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	18

Zoning

Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 7:17am MDT