

# **\$850,000 - 11 51127 Rge Rd 255, Rural Parkland County**

MLS® #E4453002

**\$850,000**

3 Bedroom, 2.50 Bathroom, 2,538 sqft

Rural on 3.43 Acres

Meadow Ridge (Parkland), Rural Parkland County, AB

Nestled well off the road, this private & peaceful sanctuary is just 5 mins from Edmonton, situated in a gentle curve of the North Saskatchewan River and backing onto lush greenspace! This solid, custom-built 1-1/2-storey home welcomes you with a sweeping staircase and airy, interconnected gathering spaces perfect for friends & family. Main flr primary bdrm has it's own retreat space & a lrg 6-pc ensuite. Upstairs, discover 2 more bdrms, a 4-pc bath & a versatile flex room—ideal for an office or creative studio—opening onto balcony w/ sweeping river valley views. Enjoy a main floor laundry and handy 2-pc bath off the oversized attached, heated garage with 220V for your hobbies. Step outside to a vast deck off the kitchen, living room or primary for a morning coffee/evening book, gather at the firepit for a picnic while using the wood-fired bread oven. All this alongside fenced vegetable garden & orchard w/ several rainwater collection systems. Endless possibilities await in this enduring & flexible home!

Built in 1989

## **Essential Information**

MLS® # E4453002

Price \$850,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,538
Acres	3.43
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11 51127 Rge Rd 255
Area	Rural Parkland County
Subdivision	Meadow Ridge (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A8

### Amenities

Features	Closet Organizers, Deck, Fire Pit, Greenhouse, Hot Water Natural Gas, No Smoking Home, See Remarks, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, River Valley View, Vegetable Garden, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 14th, 2025

Days on Market                2

Zoning                            Zone 90

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