

# **\$1,380,000 - 45 54104 Rge Road 274, Rural Parkland County**

MLS® #E4427865

**\$1,380,000**

4 Bedroom, 3.00 Bathroom, 2,127 sqft

Rural on 2.55 Acres

Brenmar Estates, Rural Parkland County, AB

Stunning Custom Walkout Bungalow in Brenmar Estates â€“ Acreage Living Near Spruce Grove! Welcome to 45 Brenmar Estates â€“ a breathtaking 4000 sq. ft. walkout bungalow that perfectly blends luxury, comfort, and country living. Situated on a spacious 2.5 acre lot, this custom-built home offers 4 bedrooms, 3 bathrooms, oversized triple garage, and a fully finished SHOP. Step inside to a thoughtfully designed open-concept layout featuring a gourmet kitchen with a walk-in servery, a spacious dining area, and a cozy living room with a fireplace - ideal for entertaining or relaxing. The primary suite is a private retreat with a huge walk-in closet and a spa-inspired ensuite featuring a soaker tub and double vanities. A second bedroom, a 4-piece bath, laundry room, and mudroom complete the main floor. The walkout basement features New York style bar! Enjoy the peace and tranquility from your enormous deck - acreage living just minutes from Spruce Grove and a short drive to Edmonton. This property is a rare find.

Built in 2022

## **Essential Information**

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Price	\$1,380,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,127
Acres	2.55
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	45 54104 Rge Road 274
Area	Rural Parkland County
Subdivision	Brenmar Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3S4

### Amenities

Features	Fire Pit, Hot Water Instant, Walkout Basement, Wet Bar, Workshop, See Remarks, HRV System
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, Rolling Land, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 24th, 2025

Days on Market 165

Zoning Zone 70

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