

Courtesy Of Heather McLellan Of Exp Realty

\$859,900 - 45 53522 Rge Road 272, Rural Parkland County

MLS® #E4443311

\$859,900

4 Bedroom, 2.50 Bathroom, 2,553 sqft

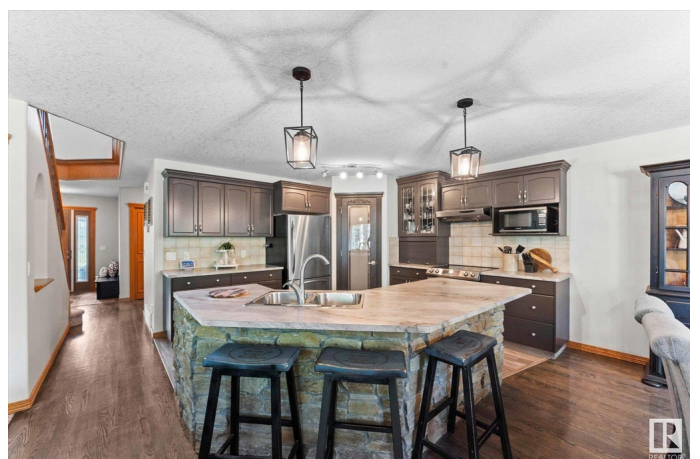
Rural on 2.22 Acres

Century Estates (Parkland), Rural Parkland County, AB

Welcome to your dream acreage in Century Estates! This stunning custom-built 2-storey home boasts 2,552 sq ft of luxurious living space, featuring 4 spacious bdrms upstairs—ideal for families. Located just 6 min north of Spruce Grove & a mere 15 min to West Edmonton, you'll enjoy the perfect blend of tranquility & convenience. Step inside to discover a massive primary complete w/cozy fireplace & huge ensuite, perfect for relaxation. The main flr offers a separate laundry rm, walk-through pantry, bright office space, & an extra sitting rm w/huge windows. Freshly painted throughout w/some upgraded flooring, this home is move-in ready! Stay comfortable yr-round with A/C, in-floor heat, & beautiful slate & hardwood finishes. Triple attached garage provides ample space for vehicles, while the outdoor area features a hot tub & huge deck, perfect for entertaining. Surrounded by a fully treed landscape, a retreat area in the trees is cleared for your enjoyment. This is the perfect acreage you've been waiting for!

Built in 2005

Essential Information



MLS® #	E4443311
Price	\$859,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,553
Acres	2.22
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	45 53522 Rge Road 272
Area	Rural Parkland County
Subdivision	Century Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3N2

Amenities

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Tub
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Landscaped, No Through Road, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 19th, 2025
Days on Market 19
Zoning Zone 70

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