

# **\$1,499,000 - 55 53522 Rge Road 272, Rural Parkland County**

MLS® #E4446349

**\$1,499,000**

6 Bedroom, 3.50 Bathroom, 2,218 sqft

Rural on 2.79 Acres

Century Estates (Parkland), Rural Parkland County, AB

Just 5 minutes north of Spruce Grove, this secluded acreage offers unmatched privacy with a fully fenced yard, private gated entry, and over 4,400 sq ft of finished living space. Featuring 6 bedrooms, a den, and 3.5 bathrooms, this custom home is loaded with upgrades: new quartz kitchen counters, 6-burner gas cooktop, solid wood island (Urban Timber), and a custom pantry with wine fridge. The primary suite boasts a 2024 renovation with a California Closet, heated floor, curbless two-person shower, and rainfall head. Enjoy full home automation, a Generac backup generator, Gemstone lighting, and a massive solar system (28.35 kW) on the shop roof that generates more power than you use. The 1,700 sq ft luxury shop (32'8" x 50'8") is fully finished with matching stone and stucco. Other highlights include in floor heating throughout basement and garage, Dura Deck, patio curtains, infrared deck heaters, heated triple garage, EV charger, and attic insulation upgraded to R50.

Built in 2010

## **Essential Information**

MLS® #

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Price	\$1,499,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,218
Acres	2.79
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55 53522 Rge Road 272
Area	Rural Parkland County
Subdivision	Century Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 2N3

### Amenities

Features	Air Conditioner, Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Front Porch, Hot Tub, Insulation-Upgraded, Parking-Extra, R.V. Storage, Wet Bar, See Remarks, 9 ft. Basement Ceiling, Solar Equipment
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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, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Private Setting, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 7th, 2025

Days on Market                1

Zoning                            Zone 70

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