

# **\$795,000 - 18 54106 Rge Road 275, Rural Parkland County**

MLS® #E4452576

**\$795,000**

4 Bedroom, 3.50 Bathroom, 1,837 sqft

Rural on 3.31 Acres

Prestige Heights, Rural Parkland County, AB

This incredible Acreage close to Spruce Grove and Easy Access to Edmonton or St Albert has a great private feel with lots of room and peaceful setting. Finished Basement with Bathroom and Family Room area, 3 Bedrooms upstairs with full 4pc Bath and 4 pc ensuite has plenty of space for the family. Eating area off the kitchen with an island, Gas Stove Top with Electric Oven opens onto the Back Deck with low maintenance decking and then opens up to a wonderful yard with trees for privacy. Fully fenced yard for dogs, double attached garage and a second Garage fully Heated for extra toys or workshop. Well maintained with Stamped Concrete, Shingles only 5 years old, Fruit Trees and so much more.

Built in 1997

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4452576  |
| Price          | \$795,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,837     |
| Acres          | 3.31      |



|            |                        |
|------------|------------------------|
| Year Built | 1997                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18 54106 Rge Road 275 |
| Area        | Rural Parkland County |
| Subdivision | Prestige Heights      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3V3               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 72                |
| Zoning         | Zone 70           |

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Listing information last updated on October 23rd, 2025 at 9:02am MDT