

## \$3,970,000 - 53417 Rge Rd 15, Rural Parkland County

MLS® #E4436699

**\$3,970,000**

4 Bedroom, 3.00 Bathroom, 2,441 sqft

Rural on 160.00 Acres

None, Rural Parkland County, AB

Do you want to own a lake? Well you can, 30 minutes from Edmonton - a sprawling 4,400 sq ft luxury home nestled on 160 acres of breathtaking land. Outdoors, the property offers winding quadding trails that meander through the woods and along the lake, offering adventure at every turn. The serene lake is perfect for leisurely boating, with your own dock extending out over calm water. Near the house, there's a bubbling hot tub positioned perfectly for soaking in the stunning surroundings or an outdoor fireplace to stay cozy. The home is self-sufficient, featuring a backup generator for emergencies and solar panels to run off grid. Inside, expansive living spaces offer contemporary luxury with high-end finishes at every turn. This home is a retreat from the world, providing an ideal setting for both relaxation and outdoor activities, all while ensuring that you're living sustainably and in harmony with nature. RV hookup for visiting guests a bonus, and even a dog kennel for your furry friends.

Built in 1994

### Essential Information

MLS® #	E4436699
Price	\$3,970,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	2,441
Acres	160.00
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	53417 Rge Rd 15
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 3H0

### **Amenities**

Features	Air Conditioner, Deck, Dog Run-Fenced In, Fire Pit, Hot Tub, Intercom, R.V. Storage, Wet Bar, See Remarks, Vacuum System-Roughed-In, Solar Equipment
Parking Spaces	10

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Hillside, Lake Access Property, Lake View, Low Maintenance Landscape, Rolling Land, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 15th, 2025  
Days on Market      35  
Zoning                Zone 70

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