

# **\$550,000 - 27 53212 Rge Road 15, Rural Parkland County**

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MLS® #E4441032

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Rural on 3.26 Acres

Eden Park Estates, Rural Parkland County, AB

WALKOUT Bungalow with detached double garage (heated, insulated, 220V) on 3.26 acres in Eden Park Estates subdivision. 1,399 square feet above grade plus full, finished walkout basement. 4 bedrooms + den and 3.5 bathrooms. Owner's suite with 4-piece ensuite. Upgraded kitchen with eat-up island, built-in dishwasher, pantry and deck access. Living room with wood-burning fireplace. Family room & recreation room in basement. Outside: front patio with pergola, back deck & covered back patio, 2 storage sheds, beautiful lot surrounded by trees. Located only 7 minutes northwest of Stony Plain with easy access to Yellowhead Highway.



Built in 1975

## **Essential Information**

MLS® #	E4441032
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	3.26
Year Built	1975
Type	Rural

Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	27 53212 Rge Road 15
Area	Rural Parkland County
Subdivision	Eden Park Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C3

### Amenities

Features	Deck, Detectors Smoke, Patio, R.V. Storage, Walkout Basement
Parking Spaces	6

### 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 Park/Trees, Golf Nearby, No Back Lane, Private Setting, Rolling Land, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	13
Zoning	Zone 70

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